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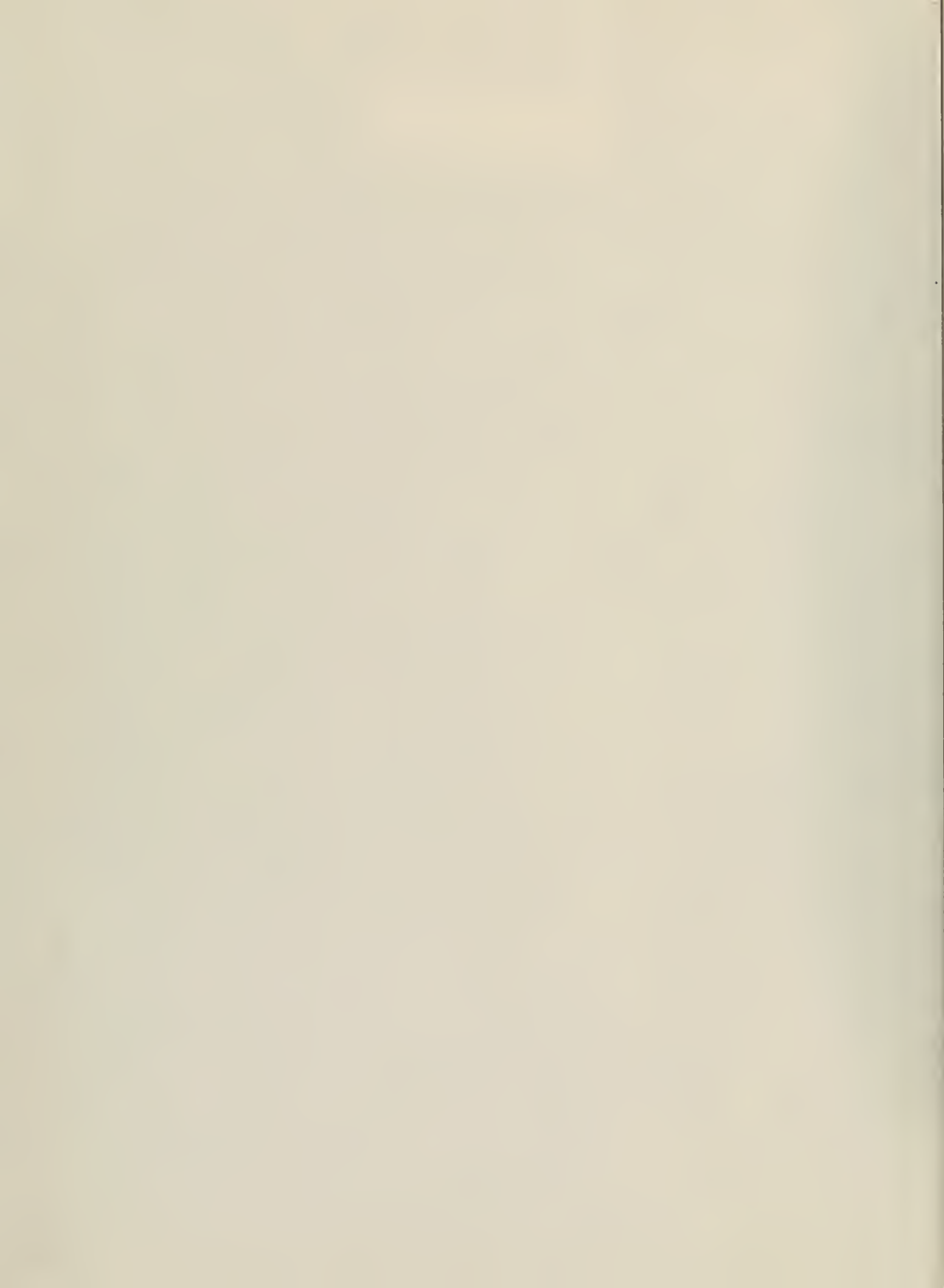
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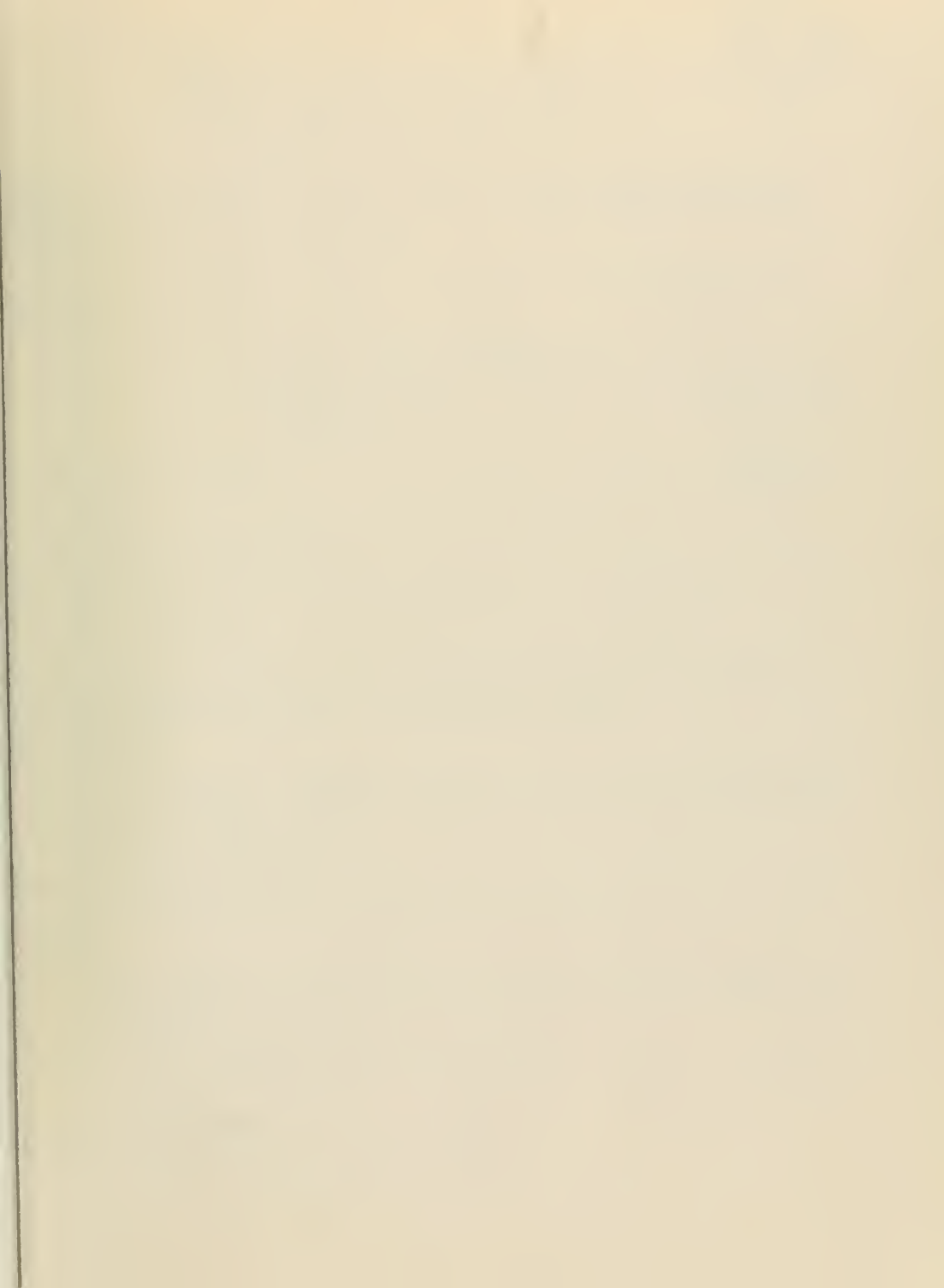
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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
7TH DAY OF JANUARY 1975

Members of the Redevelopment Agency of the City and County of San Francisco met a regular meeting at 939 Ellis Street in the City of San Francisco, California 3:30 o'clock p.m. on the 7th day of January 1975, the place, hour, and date duly tablished for the holding of such meeting.

Chairman called the meeting to order and on roll call the following answered esent:

Walter F. Kaplan, Chairman
Francis J. Solvin, Vice Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

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and the following were absent:

None

Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present was Esther Marks, League of Women Voters of San Francisco.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the minutes of the Special Meeting of December 31, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) The New Liberation United Presbyterian Church is scheduled to be under construction next week at the corner of Divisadero and Eddy Streets. The estimated cost of the buildings is \$400,000.
- (b) Mr. Evans presented plaques to both Chairman Kaplan and Mr. Silva who were recently sworn in by Mayor Joseph L. Alioto.

REPORT OF KEY STAFF MEMBERS

- (a) Status of the Yerba Buena Center Project.

PORT OF KEY STAFF MEMBERS (continued)

Mr. Lance Burris, Project Director for the Yerba Buena Center Project Public Facilities, indicated that the project had been worked on for some period of time and that the numerous difficulties seem to have been resolved. He recalled that in January 1972 the City contracted with the firm of McCue Boone Tomsick, consultants, to prepare the working drawings and schematics for the public facilities in the project. Since that time the firm has had 130 people involved in preparation of the public facility plans while public attention focussed on the project litigation. Mr. Burris indicated that after settlement of the TOOR suit negotiations commenced in May 1974 with regard to the Duskin-Williams Brinton-Wright lawsuits and on November 22, 1974 all litigation was cleared. Ten days later the City went out to bid for the first phase of the project facilities. That first phase includes the underground garage, public open space, exhibit hall, and central heating and cooling plant. Mr. Burris indicated that costs are estimated at \$140,000,000 with a \$55 million payroll over a four-year period for construction of these facilities.

A prebid conference is to be held January 8, 1975 in order to respond to questions of prospective contractors. Originally, receipt of bids was scheduled for February 5 but because of the size and complexity of the project this was extended until February 19, after which a conditional award would be made fifteen days later. The Agency will be marketing bonds up to \$210 million with delivery of the bonds in late April of this year. It is anticipated that construction will commence in the spring.

Mr. Jensen inquired when the foundations would be poured and Mr. Burris replied that in May 1975 excavation would start a large area after which construction would begin. Chairman Kaplan inquired where the excavated material would go and Mr. Burris replied that it was anticipated that the San Francisco Port Authority would receive it. In reply to Mr. Jensen's question, Mr. Quintin McMahon, Director of Real Estate, Marketing and Business Development, indicated that construction would commence on one building in Yerba Buena Center one block outside the Central Blocks within ten days after the close of escrow on February 1, 1975. Mr. Burris indicated that the first two private facilities consisting of the apparel mart and office tower could start after the sale of bonds if it can be demonstrated that construction would not interfere with that of the Central Blocks. He indicated that Arcon/Pacific would undertake construction of the convention center. Chairman Kaplan thanked Mr. Burris for his presentation.

NEW BUSINESS

- (a) Resolution No. 10-75 approving and adopting form of declaration of restrictions to be used in connection with Stockton/Sacramento Approved Redevelopment Project Area.

Mr. Evans indicated that a Declaration of Restrictions is recorded for all redevelopment projects to provide a recordable instrument specifying land use controls of the Redevelopment Plan for the project area and to notify prospective buyers regarding such restrictions.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.



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BUSINESS (continued)

- (b) Resolution No. 8-75 approving and authorizing the Executive Director to execute Change Order No. 7-3 to Site Improvement Contract No. 7, India Basin Industrial Park Redevelopment Project.

This represents a Change Order No. 7-3 to Site Improvement Contract No. 7 in India Basin Industrial Park to extend the contract time for 120 days to permit placement of free fill provided by the contractor, Rosas Construction Company, and to modify quantity and price of fill which would not alter the overall price of the \$598,899 contract.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 9-75 approving the method of sale and minimum disposal price; approving placement of advertising; and making certain findings and determinations in connection therewith, Diamond Heights Approved Redevelopment Project Area B-1.

This item concerns the offering of the last commercial parcel in Diamond Heights, Parcel Q-3, consisting of 32,980 square feet on a predetermined price basis of \$100,000. Potential developers will compete with regard to experience, financial capacity, quality and merit of their proposed development, and appropriate commercial uses for the area. Also requested is authorization to expend not more than \$1,200 for advertising to insure necessary market exposure. Mr. Silva inquired if this parcel was the site on which the Diamond Heights Neighborhood Association had considered constructing a community center, and Mr. Evans answered affirmatively noting that the idea was abandoned because of high costs. Mr. Solvin inquired what type of development could be built there, and Mr. McMahon explained that small retail establishments, such as a restaurant or financial institution were possible. Mr. Jensen indicated that he would move the adoption with the understanding that the proposed development would be presented to the Diamond Heights Neighborhood Association for consideration.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

ITEMS NOT APPEARING ON AGENDA

- (a) Resolution No. 7-75 authorizing the Executive Director to execute an agreement for personal services by and between the San Francisco Redevelopment Agency and David Jenkins for community information services.

Mr. Evans indicated that this was an extension of a contract for community organizational services with the consultant, Mr. David Jenkins, for one year expiring January 31, 1975 at a cost not to exceed \$26,280. This fee is based on an increase of \$600 comparable to the salary increase voted by the Board of Supervisors for staff.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Election of officers

Chairman Kaplan informed the Members that the Agency's By-Laws required that an annual election of officers be held at the last regular meeting of the year or the first meeting of a new year. He then opened the meeting for nominations.

TERS NOT APPEARING ON AGENDA (continued)

Mr. Jensen commended Chairman Kaplan for his excellent service to the Agency and nominated him for the office of Chairman, and Mr. Silva seconded the nomination. There being no further nominations, Mr. Kaplan was unanimously elected Chairman of the Agency for the year of January 1, 1975 to December 31, 1975. Mr. Jensen nominated Mr. Solvin for the office of Vice Chairman, effective as of January 1, 1975 to December 31, 1975, and Mr. Silva seconded the nomination. There being no further nominations, Mr. Solvin was unanimously elected Vice Chairman of the Agency. Mr. Silva moved to reaffirm all other incumbent officers of the Agency, and Mr. Solvin seconded the motion. The Members unanimously reaffirmed the other incumbent officers of the Agency.

OURNMENT

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 3:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Helen L. Sause".

Helen L. Sause

Assistant Agency Secretary

JAN 28 1975

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
14TH DAY OF JANUARY 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 14th day of January 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Francis J. Solvin, Vice Chairman
Joe Mosley
Stanley E. Jensen
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; and Mervyn J. Goodman, Margaret Senger, Sally Lilienthal, Charles Turner, E. Kitchner, and others, representing the Goodman Building interests.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Jerry Roberts, Bay Guardian.

APPROVAL OF MINUTES

It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that the minutes of the Regular Meeting of January 7, 1975 and the minutes of an Executive Meeting of January 7, 1975, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 3751-M (Block 3751, Lot 54) and owner participation agreement respecting Lot 28 (Block 3751), Yerba Buena Center Approved Redevelopment Project Area D-1.

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 3751-M (Block 3751, Lot 54) and owner participation agreement respecting Lot 28 (Block 3751), Yerba Buena Center Approved Redevelopment Project Area D-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (a) Bids ranging from 3.97 to 4.10 percent were recently opened on the sale of the Hunters Point NDP notes amounting to \$12,785,000. The successful bidders were the Bank of America, NT&SA at 3.97 percent and the Bankers Trust Company, also at 3.97 percent. These notes refinance notes of 6.41 percent which will reduce the cost of the project.

NEW BUSINESS

- (a) Resolution No. 12-75 approving the disposition price and method of sale; authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments all in connection with the sale of Parcel 3751-M (Block 3751, Lot 54); authorizing Executive Director to enter into owner participation agreement respecting Lot 28, in Block 3751, in Yerba Buena Center Approved Redevelopment Project D-1.

This was the subject of the public hearing, and it authorizes execution of a disposition agreement for Parcel 3751-M for \$6,500 with Johnson-Campbell Building, a partnership covering 2,060 square feet which will be used for off-street parking and loading facilities. Also involved is authorization to execute an owner participation agreement on an adjacent parcel which will be rehabilitated to conform to the Redevelopment Plan.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (b) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 36, Yerba Buena Center Approved Redevelopment Project Area D-1.

This concerns authorization to advertise Demolition and Site Clearance Contract No. 36 in the Yerba Buena Center for demolition of three vacant buildings, including the Westchester Hotel, Knox Hotel, and a Mobil Gas Station.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that Demolition and Site Clearance Contract No. 36 in the Yerba Buena Center Project Area D-1 be advertised.

- (c) Resolution No. 4-75 rescinding Resolution No. 68-74 adopted March 19, 1974 approving disposition of land and improvements for private housing rehabilitation of Parcel 1127-J, Western Addition Approved Redevelopment Project Area A-2.
- (d) Resolution No. 5-75 ratifying and approving action of the Executive Director in soliciting bids in connection with rehabilitation of an Agency-owned structure on Lot 12, Block 1127, in the Western Addition Approved Redevelopment Project Area A-2; awarding said contract to Stephen K. Lee on the basis of low bid received, and authorizing execution thereof.

Chairman Kaplan indicated that these two items would be considered together. The first item rescinds a disposition authorization granted in Resolution No. 68-74 adopted March 19, 1974 to the Foundation for San Francisco's Architectural Heritage and John C. Leutwyler and Lavana Leutwyler who had intended to purchase and rehabilitate a single-family residence located at 1830 Eddy Street. Because of increasing interest and rehabilitation costs, Heritage and the Leutwylers withdrew their offer to purchase. It is now requested in Item (d) that the Agency enter into a contract with

NEW BUSINESS (continued)

Stephen K. Lee for the rehabilitation work on this landmark building which will be sold by sealed bid at a future public offering with first preference going to holders of Certificates of Preference. Mr. Silva inquired what the original cost of the building was and Mr. Gene Suttle, Area Director of Western Addition A-2, replied that he did not have that figure with him but sale price of this three-bedroom single-family dwelling would be based on the land value plus the \$39,000 rehabilitation cost. Mr. Jensen asked what the Agency's experience had been in regard to rehabilitated buildings, and Mr. Evans responded that the Agency had come out well in every case but one.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that Resolution No. 4-75 be adopted.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that Resolution No. 5-75 be adopted.

- (e) Consideration of the Goodman Building, Western Addition Approved Redevelopment Project Area A-2.

Chairman Kaplan indicated that this item was not a public hearing and was concerned only with the Agency's decision regarding its recommendation to the Board of Supervisors on the Goodman Building. He indicated that as a courtesy to the people who were in attendance, one person would be allotted five minutes to comment on the matter.

Mr. Evans indicated that the Agency has possession and is the owner of the Goodman Building and that on October 7, 1974 the Board of Supervisors held a hearing on the designation of the structure as a landmark. He noted that the Planning Commission had previously rejected landmark status of the building. The Board of Supervisors did not take action but requested the Agency to determine whether the prior owners of the Goodman Building, Mervyn J. Goodman and the estate of his sister, would purchase and rehabilitate the building. If this were not feasible, then the Agency was requested to ascertain if anyone else would rehabilitate the structure. Mr. Goodman has made no formal proposal but had sent a letter which in the opinion of staff was not constructive. However, the Goodman Group, consisting of tenants in the building, had submitted a counterproposal and a good faith deposit of \$750 which does not meet the terms of the Agency's invitation. The counterproposal is based on an acquisition price of \$15,000 and a request for public subsidy which Agency staff estimate amounts to an excess of \$400,000. Mr. Evans indicated that he and other staff had had numerous meetings with the group and that the matter was being presented to the Members to determine what response should be made to the Board.

Mr. Mervyn Goodman came forward and requested the opportunity to address the Members. Chairman Kaplan indicated that a public hearing was not being conducted but that one spokesman for the Goodman Group would be heard; however, if he were to speak for them he could use their allotted five minutes. Mr. Jensen indicated that Mr. Goodman had expressed himself to the Members on many occasions and inquired who was the owner of the building. Mr. Evans replied that the Agency owned the building, and Mr. Jensen indicated that in this case further comment by Mr. Goodman would not contribute to the matter being considered. Mr. Goodman objected and was ruled out of order.

NEW BUSINESS (continued)

Mrs. Martha Senger came forward and indicated that she represented the Goodman Group and that there were several people who wished to speak, which would take about thirty minutes. Discussion followed and Mr. Evans indicated that he had misunderstood the Members' wishes and had indicated to the members of the Goodman Group that they would be allowed to present highlights of their proposal. Mr. Jensen indicated that the Agency was interested in saving any structure of beauty but he was concerned about what this would cost the taxpayers.

Mrs. Senger indicated that she was before the Members to ask their assistance in the group's efforts to preserve the Goodman Building and that the Members consider their proposal to purchase and rehabilitate the building and to preserve low rents for the artist residents. Their proposal was valid and involved a write-down of the purchase price and required a subsidy, the details of which could be worked out next month. She stressed that the immediate need was to obtain the landmark designation. She indicated that preservation of this building would be in keeping with the precedent set by New York and Boston where similar efforts to provide artists with housing and studio space have been carried out.

Mrs. Sally Lilienthal came forward and indicated that she could not add to the presentation but noted the names of persons she was working with on preservation of the Goodman Building.

Messrs. Solvin and Jensen agreed that the Members and Members of the Board of Supervisors should visit the building individually. Mr. Evans noted that under the Brown Act the Members and the Board of Supervisors were precluded from visiting the building in a group that could constitute a quorum of either board. Mr. Solvin noted that he wanted to visit the building before voting, however Chairman Kaplan indicated that a vote was necessary today so that a recommendation could be made to the Board of Supervisors. Mrs. Senger invited the Members to see the building.

Mr. Evans indicated that there were two issues and these were (1) suitability of the building for landmark status and (2) use of the building for low-income housing and studios for artists. He indicated that it was staff recommendation that the Board of Supervisors be advised that landmark status for this building was not recommended, primarily because there was little chance of developing a feasible proposal to retain the building and that this designation would further delay the renewal process. On the issue of rehabilitating the building for low-income housing, he recommended that if a group, either private or public, were able to finance the acquisition of \$224,000 and provide the additional \$200,000 to \$250,000 for rehabilitation to bring the building up to standards of the Redevelopment Plan, the Agency would be willing to sever this property from the remainder now under contract and sell it for that purpose. This recommendation would be predicated on the basis of establishing a six-months' period only for demonstrating the capacity to rehabilitate and maintain the building. During this time the Agency would forebear relocating people and demolishing the structure. In summary, Mr. Evans recommended the Members' advise the Board of Supervisors (1) not to grant landmark status and (2) that the Agency would be willing to accept an offer for the building where capacity to maintain and rehabilitate the building could be demonstrated, provided that there was a six-months' limit put on investigation of that proposal.

NEW BUSINESS (continued)

Mr. Ed Kitshner came forward and indicated that he was an architect and city planner and was helping the group in regard to the financial aspects of its proposal. Mr. Kitshner and Mr. Charles Turner, an architect working on renovation of the building, discussed the proposal with the Members indicating that no firm decisions had yet been made on the renovation and at this point they would accept the Agency's estimate of rehabilitation cost but not the land price of \$224,000.

Mr. Jensen inquired what income the Agency received from this property. Mr. Mel Ury, Assistant to the Executive Director, indicated that the Agency had received nothing for well over a year because the tenants were not all paying their rent and those who did pay deposited it into a trust fund. The current balance according to the group was \$3,000. Mr. Jensen indicated that he did not know the tenants were getting free rent. Mr. Ury reported that there were approximately twenty tenants and less than half were paying rent. Mr. Jensen noted that there was a possibility people were interested in keeping the building because of the free rent. Mrs. Senger indicated that this was a problem and those present were paying but others were difficult to collect from. Mr. Jensen indicated that a return of \$700 monthly on a \$450,000 to \$500,000 investment on property was not realistic and expressed concern that these people were taking advantage of the taxpayers.

Mrs. Senger indicated that the rents were held out because of repairs needed for the building. She indicated that she did not deny that two or three tenants were ripping off the building and the group assumed no responsibility for these people. She indicated that the group was eager to assume ownership and to have control of the tenants there who could pay. Mr. Jensen indicated that these people were receiving taxpayers financial gain for themselves.

Mr. Goodman came forward and spoke of the Board of Health notices on the need to repair the building and the Department of Housing and Urban Development (HUD) regulations on maintenance.

Mr. Jensen indicated concern about spending taxpayers' money based on the facts he had heard but that he would rely on the Executive Director's recommendation and make the motion accepting it as a basis for the Members' response to the Board of Supervisors.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that a response to the Board of Supervisors' request that the Agency explore the feasibility of rehabilitating the Goodman Building be predicated on the basis that (1) landmark status be denied the structure, and (2) that the Agency be willing to accept an offering for the building where capacity to maintain and rehabilitate the building could be demonstrated, provided that there was a six-months' limit put on investigation of that proposal.

Mrs. Senger indicated that if any Members wished to visit the building she would schedule appointments for them.

- (f) Resolution No. 6-75 rejecting claim of Edward E. Salomone and Inez Salomone.

This represents rejection of a claim of Edward E. and Inez Salomone for alleged damages of \$25,000 caused by loss of tenant income and other damages incurred in the relocation process. Staff investigation indicates that relocation was carried out in accordance with HUD regulations and procedures. Rejection is recommended.

NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:50 p.m.

Respectfully submitted,

Helen L. Sause

Helen L. Sause
Assistant Agency Secretary

75
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
21ST DAY OF JANUARY 1975

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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 21st day of January 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Francis J. Solvin, Vice Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Stanley M. Smith and Myrl Geninani, Glaziers Local Union No. 718; and G. W. Welch, Ironworkers Local 377.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of the Regular Meeting of January 14, 1975, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) Yesterday the Board of Supervisors designated the Goodman Building as a historical landmark. This action delays demolition of the building for six months and the Agency will file immediately for a demolition permit to start the six-months' time period. The staff will also work to aid the Goodman Group in developing methods to bring the building up to building code requirements. Mr. Jensen indicated that the Members would remember that an estimated \$400- to \$500,000 would be necessary to bring the building up to code and that the building was taking in less than one-half of the revenue needed to maintain it. He stressed the need for the public to know the facts of this case.

REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (b) Mayor Joseph L. Alioto held a press conference this morning in which he outlined his recommended Community Development Program and funding allocation for the first funding period of July 1 to December 31, 1975. Another application will be filed shortly for the following year. There is \$19.1 million available for this period of which \$9.2 million will come to the Agency, and Western Addition A-2 will receive \$6,258 million and Hunters Point \$2,975 million. There will be \$6.6 million allocated for starting new projects in the city. The Agency believes that there should be considerable effort to maintain and rehabilitate the city's housing stock and to upgrade the existing low-income housing, and also that there should be greater emphasis than has heretofore been given to middle-income housing. The Agency also strongly recommended that emphasis be placed on commercial development and on the need for jobs. These funds are sufficient to keep Hunters Point and Western Addition A-2 going, although certain expenditures have had to be deferred. The application will be considered at a public hearing on February 4, 1975 and subsequently will be recommended to the Board of Supervisors in late February or early March.

NEW BUSINESS

- (a) Resolution No. 3-75 ratifying and approving action of the Executive Director in soliciting bids in connection with the rehabilitation of Agency-owned structures at 1462 Innes Avenue and 901 Mendell Street in the Hunters Point Approved Redevelopment Project Area; awarding said contract to Kenj Industries on the basis of low bid received; and authorizing execution thereof.

This represents award of a rehabilitation contract to the low bidder of two, Kenj Industries, for \$31,460 to rehabilitate two single-family dwellings in Hunters Point. The high bid was \$48,000 and the Agency staff estimate was \$38,200. Kenj Industries has had no experience in rehabilitation but has met with staff to review the bids and make certain they were valid. Kenj indicated it could do the work for the bid price and since the firm is bonded, as well as the subcontractors, it is recommended that the contract be awarded to this firm.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 13-75 ratifying and approving the actions of the Executive Director in negotiating and awarding a contract to Ajax Plumbing Company for emergency sewer repairs to an Agency-owned building located at 939 Eddy Street, Western Addition Approved Redevelopment Project Area A-2.

This is a ratification of a negotiated item to Ajax Plumbing Company for emergency sewer repairs at 939 Eddy Street in the amount of \$2,080 necessitated by a collapsed main sewer line. The high bid was \$2,200.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 2-75 awarding Site Improvement Contract No. 10, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Tamal Construction Company, on the basis of the low bid received and authorizing the Executive Director to execute same.

NEW BUSINESS (continued)

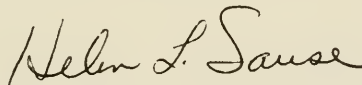
This is in connection with award of a contract to the low bidder, Tamal Construction Company, for \$332,000 to construct (1) four miniparks, (2) Mary Ellen Pleasant sidewalk widening, and (3) reconstruction of utilities and pavement on Cottage Row. The miniparks will be conveyed to the City for maintenance, and the plans have been approved by the Recreation and Park Department. In response to Chairman Kaplan's inquiry, Mr. Thomas Roberts, Project Engineer for Western Addition Area A-2, indicated that the size of the miniparks varies, however the largest is 40 x 137-1/2 feet and the others are approximately 40 x 50 feet and are located adjacent to housing wherever possible. In reply to Mr. Silva's question, Mr. Evans indicated that this price would include equipment. Mr. Mosley requested that this item, as well as others relating to it, be held over.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that award of Site Improvement Contract No. 10, Western Addition Area A-2 and three related agenda items be held over

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 3:45 p.m.

Respectfully submitted,



Helen L. Sause
Assistant Agency Secretary

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
28TH DAY OF JANUARY 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 28th day of January 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Francis J. Solvin, Vice Chairman
Joe Mosley
James A. Silva

and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Representing the press was Don Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of January 21, 1975, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) The San Francisco Housing Authority has taken an action which will finally resolve the impasse on construction of housing on Moderate-Priced Private Housing Sites 4 and 5 at Hunters Point. The Housing Authority has agreed rather than to take down all of the 181 units in the disputed Oakdale Avenue project that it would instead demolish 108 of those units and another 84 units scattered through other projects on the hill, and the Department of Housing and Urban Development (HUD) has agreed to provide \$10- to \$15 million for renovation of approximately 800 units. In addition, the City has agreed to make \$1 million available in community development funds for modernization of approximately 83 row houses. The net effect is that the entire hill at Hunters Point will be renovated. Construction can start on MPPH Site 5 within a month or six weeks, and Site 4 will commence about a month after Site 5. Mr. Evans expressed approval of the settlement.

UNFINISHED BUSINESS

- (a) Resolution No. 2-75 awarding Site Improvement Contract No. 10, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Tamal Construction Company, on the basis of the low bid received and authorizing the Executive Director to execute same.

UNFINISHED BUSINESS (continued)

Chairman Kaplan indicated that this item would be held over for one week at the request of Mr. Mosley.

NEW BUSINESS

- (a) Resolution No. 14-75 authorizing the issuance of a departmental work order to the San Francisco Water Department for work to be performed in conjunction with Site Improvement Contract No. 10 in the Western Addition Approved Redevelopment Project Area A-2.
- (b) Resolution No. 15-75 authorizing the issuance of a departmental work order to the San Francisco Department of Public Works for inspection services in conjunction with Site Improvement Contract No. 10 in the Western Addition Approved Redevelopment Project Area A-2.
- (c) Resolution No. 11-75 authorizing the Executive Director to execute Change Order No. 3 to the contract for landscape architectural services for the design of five miniparks in the Western Addition Approved Redevelopment Project Area A-2.

Chairman Kaplan indicated that these three items would be held over for one week at the request of Mr. Mosley.

- (d) Resolution No. 16-75 ratifying and confirming execution by the Executive Director of the subdivision map entitled "Map of Yerba Buena Center Central Blocks"; authorizing recordation thereof; and authorizing execution of documents necessary to convey and dedicate certain new streets and easements depicted thereon, Yerba Buena Center Approved Redevelopment Project Area D-1.

This item concerns ratification and confirmation of execution of the Yerba Buena Center Central Blocks subdivision map, filing of the map with the County Recorder, and execution of conveyance documents dedicating new streets and easements shown thereon. The proposed map will be presented to the Board of Supervisors Streets and Transportation Committee and will provide reference to various parcels thereon cited in the legal instruments of the Central Blocks development.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 18-75 authorizing the Executive Director to execute an agreement for personal services by and between the San Francisco Redevelopment Agency and Michael A. DiSanto for professional legal services.

Chairman Kaplan indicated that this item would be held over for one week at the request of Mr. Silva.

- (f) Resolution No. 17-75 amending the Agency Personnel Policy adding subsection dealing with prohibited activities of employees and former employees.

This concerns establishment of Agency policy on activities of officers or employees of the Agency in connection with potential conflicts of interest. Mr. Evans indicated that the present law adequately covers the Agency, however, the staff has reviewed the Federal law and the new requirements of Proposition 9 to see if there were weak areas or whether there were areas that might be

NEW BUSINESS (continued)

expanded to adequately provide guidelines for employees. The Federal law sets an adequate policy with respect to Federal employees and it is recommended that an amendment to the personnel policy be adopted embodying a modification of the Federal guidelines. Mr. Evans indicated that basically the recommended policy did two things: (1) prohibition while working for the Agency in representing any entity that might have a conflict of interest with the Agency, and (2) an employee who is in the chain of approval or recommendation upon leaving the Agency cannot appear before the Agency in support of that entity or in connection with any work with which he was involved prior to leaving the Agency. The primary purpose is to clearly establish a policy prohibiting an employee from entering into contracts that would involve conflicts of interest or in which he could benefit by his recommendations made while with the Agency. The employee would be prohibited for two years from appearing on Agency matters on which he had a decision-making role one year prior to leaving the Agency. The resolution is not retroactive but is effective upon adoption.

Mr. Solvin indicated that he did not wish to penalize an employee because of his right to improve himself by seeking other employment, and Mr. Evans responded that this was a fair statement and that the policy would formalize certain limitations on the opportunities of Agency employees. Discussion followed on how the policy would apply to individual employees and affect the award of contracts. Agency General Counsel Henry F. Davis indicated that the passage of Proposition 9 provided that sometime next year the Board of Supervisors would adopt a code revision affecting a conflict of interest policy. Entities such as the Agency would be required to submit their conflict of interest policies at that time, therefore, this was only an interim measure. Mr. Solvin inquired about waiting until this policy request was made and Mr. Evans indicated that it was a guideline for Agency employees so that they would know what the limitations were when they came to work for the Agency. Mr. Davis indicated that this resolution was a plagiarized version of Section 207 of Title 18 of the U.S. Code. Mr. Mosley indicated his endorsement of the resolution. Mr. Solvin requested that the item be held over for one week and the Members unanimously agreed.

(g) Resolution No. 19-75 travel authorization.

This concerns travel of Mr. Arthur F. Evans, Executive Director, to Washington, D.C. to attend the National Association of Housing and Redevelopment Officials (NAHRO) Committee and Board of Governors meetings from February 4 to 7, 1975.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4:05 p.m.

Respectfully submitted,

Helen L. Sause

Helen L. Sause
Assistant Agency Secretary

FEB 25 1975

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
4TH DAY OF FEBRUARY 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 4th day of February 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Francis J. Solvin, Vice Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Wilbur W. Hamilton, Acting Executive Director, and staff members were also present.

Also present were George Evankovich, San Francisco Building and Construction Trades Council; James Beasley, representing the San Francisco Coalition; Curtis Banks and Joe Bravo, Apprenticeship Opportunities Foundation; Richard Harper, Gene Stanel, and Teall Henderson, Western Addition Project Area Committee (WAPAC); Alex (Bud) Johnson, Richard Mixon, and Aames Glover, Local 261; Jerry Diamond, Sons of Jesus Christ; Dian Blomquist, Bay Area Women's Coalition; George Cato and Joseph Day, Manpower Development; and representatives from various labor unions.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of January 28, 1975 and the Minutes of an Executive Meeting of January 28, 1975, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

- (a) Mr. George Evankovich, Vice President of the San Francisco Building and Construction Trades Council, requested and received permission to address the Members. Mr. Evankovich indicated that he was present on behalf of the apprentices of the Apprenticeship Opportunities Foundation sponsored by the San Francisco Building and Construction Trades Council. He said that the Council had not changed its position of great concern about the role of the apprenticeship program despite a letter dated February 3, 1975 which was sent to Mr. Wilbur Hamilton, Deputy Executive Director, from Mr. Daniel F. Del Carlo, Secretary-Treasurer and Business Representative of the Council. He indicated

SPECIAL APPEARANCES (continued)

that some representatives of the apprentices were present who wished clarification as to the procedures that would be used to run the apprenticeship program. He stated that the Del Carlo letter was not a memorandum of understanding but only a recommendation of the dialogue which took place at a meeting between Messrs. Del Carlo, Hamilton, Joseph O'Sullivan, Joe Freitas, and others regarding the roles that the Apprenticeship Opportunities Foundation (AOF) and the San Francisco Coalition were to play in connection with minority participation in the construction of the Yerba Buena Center Project. Mr. Evankovich reported that the apprentices were concerned that if an entity other than AOF were recognized they would have spent time going to school but would not have been placed when jobs were available.

Mr. Hamilton indicated his surprise that the letter from Mr. Del Carlo did not constitute a memorandum of understanding since its language was precisely that of Mr. Del Carlo used at the meeting on this subject involving the Building Trades Council and the AOF confirming the total agreement that had been reached regarding the affirmative action requirements in the project. He noted that it was not intended that the Coalition ever be an apprenticeship program. The Coalition would augment the established AOF apprenticeship program. The agreement recognized the roles of each with the AOF functioning in training activities and the Coalition filling the Department of Housing and Urban Development (HUD) requirements for minority citizens' participation. Mr. Hamilton stressed that the AOF could not fit these requirements and at the same time could not function other than that it served the purpose of representing every ethnic group in San Francisco which has shown interest in minority hiring and training. There are forty groups involved with the Coalition and the common goals of recruitment and hiring to achieve minority participation in Yerba Buena Center. Mr. Hamilton indicated that the agreement between the AOF and the Coalition was no threat to the AOF, since the neighborhoods themselves could refer people to AOF for its training programs. The AOF was advised two years ago to begin its recruitment and training so that it would be ready for work opportunities in Yerba Buena Center. He stressed that the two entities were different and the agreement which was discussed with Mr. Del Carlo clearly defines the roles of each. Mr. Hamilton indicated that the letter outlined understanding of five areas where there was some misunderstanding on the part of the Council and it stated the nature of the agreement as it is now, resolving all outstanding issues. Mr. Hamilton indicated that the Agency was not in disagreement with the letter since it summarized the agreement reached in the meeting with Messrs. Del Carlo, Evankovich, and others.

Mr. Evankovich indicated his apologies that the letter did not speak for the Council and was premature since the full Council was not apprised of the letter and had raised questions as to whether it was legally bound by the letter. The letter confirmed the understanding of the meeting with respect to the roles of the Coalition and AOF but the Council was concerned with paragraph 2 of the letter, which is attached hereto and made a part of these minutes, stating that the Coalition would refer minority apprenticeship applicants through the AOF. He indicated concern that such recognition of the Coalition might give it legalistic standing so it could seek funds from other City agencies for recruitment purposes and attempt to duplicate the AOF role. He added that the Council wanted to see the project built and that it was not

SPECIAL APPEARANCES: (continued)

against any minority participation in the project but its only concern was that AOF would be bypassed and another group funded which would provide apprentices. Mr. Evankovich indicated that the letter had been put together hastily by the Council's attorney and was intended to be a draft only.

Mr. Hamilton indicated that it was confusing to him since the letter clearly stated that it was a confirmation of the understanding reached, and that paragraph 2 was explicit as to the roles of the AOF and the Coalition. Mr. Hamilton indicated that there was no intention to fund the Coalition and recalled the rejection of the Coalition's request for funding by the Board of Supervisors. He stressed that it was not intended now nor could the Agency under the law fund the Coalition. Mr. Evankovich indicated that no single Council officer could enter into an agreement without consent of the Executive Committee of the Council and he reiterated his concern about the Council's Federally funded affirmative action program which was the AOF, although he noted that under the law the program was not all-encompassing. He stated that the Council recognized AOF as the lead for minority training and that he understood the Agency was not seeking any funding from other governmental agencies. The Council took the position that AOF was recognized as far as apprentices were concerned but that it would agree to work with the Agency to resolve these problems. He again noted that an agreement could not be entered into without agreement of the Council.

Mr. Mosley inquired if the letter had been read to the Council and Mr. Evankovich answered affirmatively noting that the Council had expressed opposition to it, particularly paragraph 2. Chairman Kaplan indicated that the second paragraph of the letter very precisely set forth the roles of the AOF and the Coalition. Mr. Evankovich read the paragraph and inquired about the organization the Coalition would use to refer minority apprentice applicants. Mr. Hamilton indicated that the affirmative action had already been developed and approved by the Federal Government within restraints of law and subsequent actions would not detract from what had already been determined. He reiterated that the relationship of the Coalition was not intended to encroach on the AOF and that there was no real conflict.

Mr. Jensen indicated that he had been in Washington, D.C. during the past week and had been read the scathing denunciation of the Agency made by Mr. Evankovich as quoted in the press. He indicated that he had been with the Agency seven years and questioned why Mr. Evankovich had chosen this public forum for his complaints and why he had not complained before this time. He added that neither Messrs. Del Carlo nor O'Sullivan had mentioned any of these concerns to him and he questioned the propriety of having a commissioner of another board in San Francisco express his views to the press without ever having extended the courtesy to meet and discuss the alleged problems with the Agency. Mr. Jensen expressed criticism of Mr. Evankovich's statements to the press which indicated that he would like to see the Agency closed out.

Mr. Evankovich explained that he wished to involve himself in broader fields and was investigating other activities that were taking place in the city such as planning. He believed that the redevelopment activity belonged to the Department of City Planning under the supervision and responsibility of the Office of the Mayor. His concerns were with alleged violations of the City Charter and he proposed a plan that would formalize community development

SPECIAL APPEARANCES (continued)

funds to be administered through City Planning under the executive responsibility of the Mayor. Mr. Jensen indicated Mr. Evankovich's comments would receive his further consideration. Mr. Hamilton indicated that Mr. Evankovich's proposal was ill-founded since it was in direct conflict with the City Charter of San Francisco.

Mr. James Beasley of the San Francisco Coalition came forward and indicated that he was one of the original founders of the Coalition. He indicated that the reason for founding the Coalition was to provide a vehicle for the minority community to be included in the Yerba Buena Center affirmative action program. He stressed that there was no conflict with AOF but that the concern expressed resulted from a political power play by AOF. He indicated that minority communities such as Hunters Point did not go into the AOF program and that the AOF was in fear of losing its funding. He stated that the Coalition eliminated the racial overtones and could play a role that the AOF could not since the trust of minority communities was not with AOF. He indicated that the Coalition was working without funding and was only a recruitment organization which was the community voice. He indicated that he too paid union dues and was simply requesting assurance that all would have a fair share of the work.

Mr. Curtis Banks of the AOF came forward and indicated that the money received covered all San Francisco and he outlined the methods that AOF used to announce when work was available but there was no guarantee that every minority person in the community would have a job since that was up to the unions to place these people.

Mr. Joe Bravo of the AOF came forward and indicated that there was no racism or minority problems in AOF and that people were not turned away. He said that people were referred continuously and all were equally considered, with the whole community included. He indicated that AOF did not promise jobs to people but only asked them to get on a waiting list and to hustle for jobs. He indicated concern that the Coalition was a duplication of the AOF in recruitment and that he did not understand the power play allegation, and also that his job was in getting work for people.

Chairman Kaplan noted that there being no further persons wishing to appear in connection with the matter, that a second special appearance speaker would be heard.

- (b) Mr. Jerry Diamond came forward and indicated that he wished to bring to the attention of the Members that he was part of a group whose plan was to work for job counseling and placement for black people, as well as for ex-convicts, mothers, and servicemen. He outlined details of his plan. He indicated that Mr. Bud Johnson of Laborers Local No. 261 has had a contract for landscaping maintenance in the Western Addition for the past six years and he believed this should be given to the black people because he believed he could do a better job than Mr. Johnson. He asked to be allowed to do the work and indicated that he would be willing to participate with Mr. Johnson.

Mr. Hamilton indicated that the Agency Western Addition site office had prepared background material on the Local 261 contract and that this information would be given to the Members for evaluation. He noted that the contract was not up for review yet at this time and that the Members could make their

SPECIAL APPEARANCES (continued)

decision as to the disposition of Mr. Diamond's request concerning future award of the contract.

REPORT OF THE EXECUTIVE DIRECTOR

Acting Executive Director Wilbur W. Hamilton reported to the Members on the following matters:

- (a) This evening at 7:30 p.m. Mayor Joseph L. Alioto will conduct a hearing on the proposed Community Development Application to HUD in the Board of Supervisors Chambers. All people have been encouraged to present their comments and suggestions regarding the proposal.

UNFINISHED BUSINESS

- (a) Resolution No. 2-75 awarding Site Improvement Contract No. 10, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Tamal Construction Company on the basis of the low bid received, and authorizing the Executive Director to execute same.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that the bids for Site Improvement Contract No. 10, Western Addition Approved Redevelopment Project Area A-2, be rejected and the work divided into individual park contracts and put out to bid again.

NEW BUSINESS

- (a) Resolution No. 15-75 authorizing the issuance of a department work order to the San Francisco Department of Public Works for inspection services in conjunction with Site Improvement Contract No. 10 in the Western Addition Approved Redevelopment Project Area A-2.
- (b) Resolution No. 14-75 authorizing the issuance of a departmental work order to the San Francisco Water Department for work to be performed in conjunction with Site Improvement Contract No. 10 in the Western Addition Approved Redevelopment Project Area A-2.
- (c) Resolution No. 11-75 authorizing the Executive Director to execute Change Order No. 3 to the contract for landscape architectural services for the design of five miniparks in the Western Addition Approved Redevelopment Project Area A-2.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that Resolution Nos. 11-75, 14-75, and 15-75 relating to work orders in connection with Site Improvement Contract No. 10 in Western Addition Approved Redevelopment Project Area A-2 be tabled.

- (d) Resolution No. 17-75 amending the Agency Personnel Policy adding subsection dealing with prohibited activities of employees and former employees.

This item would formalize Agency policy on activities of officers and employees of the Agency by adding a subsection to the personnel policy which would be entitled "Prohibited Activities of Employees and Former Employees" to Section IX, Employee's Responsibility, which would prohibit appearance of an employee before the Agency two years after employment on any matters

NEW BUSINESS (continued)

In which he had a decision-making role during a period of one year prior to leaving the Agency. The amendment is effective immediately and is not retroactive.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 21-75 approving an Affirmative Action Plan for Business Opportunity and authorizing incorporation of the "Section 3 Clause" in all contracts for work in India Basin Approved Redevelopment Project (Calif. R-III), Western Addition Approved Redevelopment Project (Calif. R-54), Yerba Buena Center Approved Redevelopment Project (Calif. R-59), and Neighborhood Development Project A-5.

This item represents approval of the Affirmative Action Plan for Business Opportunity and inclusion in all future contracts of the "Section 3 Clause" providing for employment opportunities for business and lower-income persons in project areas. HUD now requires inclusion of this formal language in all contracts.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (f) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 1, Stockton/Sacramento Approved Redevelopment Project.

Chairman Kaplan indicated that this item would be held over at the request of Mr. Silva to ascertain whether or not a contractor from the area could be obtained.

- (g) Resolution No. 20-75 authorizing the issuance of a purchase order to the Bay Cities Paving and Grading, Inc. for work to be performed in Hunters Point Project.

This represents authorization to issue a purchase order to the low bidder of three, Bay Cities Paving and Grading, Incorporated for \$1,160 for repair of a broken section of drain line which serves existing housing in the Hunters Point Project.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:35 p.m.

Respectfully submitted,

Helen L. Sause
Assistant Agency Secretary

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
11TH DAY OF FEBRUARY 1975

DOCUMENTS
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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 11th day of February 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

- Walter F. Kaplan, Chairman
- Francis J. Solvin, Vice Chair man
- Stanley E. Jensen
- Joe Mosley
- James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Reverend Henry Davis, Harry Howard, Eugene Henderson, and others representing the First Union Baptist Church; Dian Blomquist, Bay Area Women's Coalition; R. Louis, Brothers Trucking; D. Rogers, Tauris Trucking; Ernest C. Ayala and Rafael Sutter, American GI Forum.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the minutes of a Regular Meeting of February 4, 1975, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) A report will be forwarded to the Members on the meetings held during last week's visit to Washington, D.C. Mr. Evans noted that there were cities across the country which were struggling with the new community development proposal in terms of obtaining sufficient money to operate their programs and in relationship of agencies to city governments. San Francisco appeared to be doing a better job than other cities.
- (b) The Board of Supervisors' public hearing on the community development proposal is tentatively set for March 3, 1975 in the Board of Supervisors' Chambers. The Mayor's second public hearing held last Tuesday evening went well.

REPORT OF THE EXECUTIVE DIRECTOR (continued)

After the Board of Supervisors' hearing the proposal will be submitted to the Department of Housing and Urban Development (HUD).

- (c) Bids were opened today on project loan notes totaling \$70 million for the financing of both Western Addition A-2 and Yerba Buena Center projects. The interest range was from 3.49 percent to 3.89 percent which represents a saving from the present 5 percent or \$2,500 per day on notes now being retired. The successful bidders of four were the Bank of America, NT&SA, and Bankers Trust.

Chairman Kaplan inquired about the bids for the Yerba Buena Center Central Blocks construction and Mr. Evans replied that it was anticipated that there would be from three to four bids which would be opened February 19, 1975. In reply to Mr. Jensen's question, Mr. Evans indicated that although the construction was to be financed by the Agency through the sale of bonds, the City would award the contract. The bonds will be advertised, sold, and then delivered within sixty to ninety days, or about mid-April or May. Mr. Jensen inquired if the Agency had any voice in the awarding of contracts, and Mr. Evans answered negatively indicating that the contracts would be awarded by the City under the jurisdiction of the Department of Public Works. He added, however, that all Federal requirements in terms of the affirmative action program included in the bid documents would be adhered to.

NEW BUSINESS

- (a) Resolution No. 27-75 awarding Demolition and Site Clearance Contract No. 36, Yerba Buena Center Approved Redevelopment Project Area D-1, to Abdo S. Allen Company, on the basis of the low bid received and authorizing the Executive Director to execute same.

This represents award of Demolition and Site Clearance Contract No. 36 in Yerba Buena Center to the lowest bidder of fourteen others, the Abdo S. Allen Company, for \$46,500 to demolish three hotels and one service station. The hotels include the Westchester, Knox, and Harrison, the latter having been burned out on January 15, 1975 and the other two vacant. The Agency engineer's estimate was \$80,000.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

In reply to Mr. Jensen's question, Mr. David L. Collins, Area Director to Yerba Buena Center, indicated that there were 21 buildings remaining in the project area to be demolished.

- (b) A resolution entitled: (Resolution No. 25-75)

APPROVING AND PROVIDING FOR THE EXECUTION OF A THIRD AMENDATORY CONTRACT AMENDING LOAN AND GRANT CONTRACT NO. CALIF. R-III(LG) BY AND BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO AND THE UNITED STATES OF AMERICA

was introduced by Chairman Kaplan.

Said resolution was then read in full and discussed and considered.

Mr. Jensen then moved the adoption of the resolution as introduced and

NEW BUSINESS (continued)

read. Mr. Silva seconded the motion, and on roll call the following voted "Aye":

Mr. Kaplan
Mr. Solvin
Mr. Jensen
Mr. Mosley
Mr. Silva

and the following voted "Nay":

None

The Chairman thereupon declared the motion carried and the resolution adopted as **introduced** and read.

This is a request for authorization to execute a Third Amendatory Loan and Grant Contract for India Basin to increase the relocation grant by \$803,000 and to incorporate required Federal language on such items as equal employment, clean air, and flood disaster.

(c) A resolution entitled: (Resolution No. 24-75)

APPROVING AND PROVIDING FOR THE EXECUTION OF A TENTH AMENDATORY CONTRACT AMENDING LOAN AND GRANT CONTRACT NO. CALIF. R-54(LG) BY AND BETWEEN THE SAN FRANCISCO REDEVELOPMENT AGENCY AND THE UNITED STATES OF AMERICA

was introduced by Chairman Kaplan.

Said resolution was then read in full and discussed and considered.

Mr. Silva then moved the adoption of the resolution as introduced and read. Mr. Jensen seconded the motion, and on roll call the following voted "Aye":

Mr. Kaplan
Mr. Solvin
Mr. Jensen
Mr. Mosley
Mr. Silva

and the following voted "Nay":

None

The Chairman thereupon declared the motion carried and the resolution adopted as introduced and read.

This item is similar to the above item and requests authorization to execute the Tenth Amendatory Loan and Grant Contract for Western Addition A-2 to increase the grant by \$2,976,020 to carry the project through July 1, 1975 and to incorporate required Federal language in connection with equal employment, clean air, and flood disaster.

NEW BUSINESS (continued)

- (d) Resolution No. 29-75 approving the disposition price and method of sale to First Union Baptist Church; making tentative designation and granting exclusive negotiating rights to Church Site No. 2 in the Western Addition Approved Redevelopment Project Area A-2.

This is in connection with designating the First Union Baptist Church exclusive negotiating rights for a period of six months to provide time to put together a proposal for Church Site No. 2 located at the northwest corner of Golden Gate Avenue and Webster Street. The site was previously designated to another church which was unable to proceed with its plans. The disposition price, subject to HUD concurrence, is \$59,000. Mr. Evans introduced Reverend Henry Davis who in turn presented other representatives from the church. Reverend Davis indicated that the church was interested in the site because it was larger than their present site and he expressed the desire to be a part of the redevelopment process and promised to do everything necessary to meet the requirements of the Agency. In reply to Mr. Solvin's question, Reverend Davis indicated that the congregation consisted of approximately 450 members.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 28-75 authorizing the Executive Director to execute Change Order No. 3 to the contract for landscape architectural services for the design of five miniparks in the Western Addition Approved Redevelopment Project Area A-

This concerns Change Order No. 3 to the landscape architectural contract with Carlisle Becker which will permit revision of contract documents for Site Improvement Contract No. 10 for Western Addition A-2 to provide five separate contracts for the landscaping of five miniparks in the area. Mr. Mosley inquired if these would be separate contracts to accommodate small contractors, and Mr. Evans replied affirmatively.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (f) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 1, Stockton-Sacramento Approved Redevelopment Project.

This is a request to advertise Demolition and Site Clearance Contract No. 1 in the Stockton-Sacramento Approved Redevelopment Project to demolish a two-story wood-frame vacant building. Mr. Silva inquired if the Agency had a list of contractors in the area who were available for demolition work and Mr. Evans indicated that the Agency was unable to find anyone in the area who performed demolition work. Mr. Wilbur W. Hamilton, Deputy Executive Director, indicated that there was a list of construction contractors available from around the area and they were contacted as well as community sources but no one expressed interest in this work.

MOTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that Demolition and Site Clearance Contract No. 1, Stockton-Sacramento Approved Redevelopment Project, be advertised.



NEW BUSINESS (continued)

- (g) Resolution No. 22-75 authorizing the Executive Director to enter into a contract with the City and County of San Francisco for use of Department of Labor funds to employ persons under Comprehensive Employment Act Guidelines.
- (h) Resolution No. 23-75 authorizing the Executive Director to enter into a contract with the City and County of San Francisco for use of Department of Labor funds to employ persons under Comprehensive Employment Act Guidelines.

Chairman Kaplan indicated these two items would be considered together. Mr. Evans indicated that these represented two contracts with the City to provide for continued use of the Comprehensive Employment Training Act (CETA) grants and employment set up under the Emergency Employment Act of 1971. No Agency funds are involved since a Federal grant is to provide employment opportunities for persons unemployed or underemployed. The first item is for \$144,348 and the second for \$128,222. The Agency presently employs 55 individuals under this program, including 30 persons in the Laborers Local 261. Mr. Jensen inquired if this were cleared with the San Francisco Building and Construction Trades Council and Mr. Evans replied affirmatively. Mr. Hamilton indicated that Mr. Bud Johnson of Local 261 and Mr. George Evankovich of the Council had personally requested that the program be used to provide personnel for the Local 261 contract.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that these resolutions be adopted.

- (i) Resolution No. 26-75 travel authorization.

This is a request for travel authorization for Mrs. Kaye Swindoll to attend the Western Regional Conference of the International Personnel Management Association in Santa Cruz, California during April 1975. Expenses would include registration fees of \$75 and travel expenses.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (j) Resolution No. 30-75 travel authorization.

Authorization for travel is requested for Mr. Lance Burris, Project Director for the Yerba Buena Center Public Facilities, to travel to New York and Chicago on February 17-19, 1975 with the Chief Administrative Officer of the City, Mr. Thomas J. Mellon, in connection with bond sales for the Yerba Buena Center Central Blocks Public Facilities. Expenses will be paid from the City hotel tax funds. In response to the Members' inquiry, Mr. Evans stated that Mr. Burris was the best qualified person for this trip.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4 p.m.

Respectfully submitted,

Helen L. Sause

Helen L. Sause

Assistant Agency Secretary

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
25TH DAY OF FEBRUARY 1975

DOCUMENTS

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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 25th day of February 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Francis J. Solvin, Vice Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Mrs. Bland Platt, Landmarks Preservation Board; Esther Marks, League of Women Voters of San Francisco; Bud Johnson, Laborers Union Local No. 261; Rogert Lawson and Frank Rollo, Harding Lawson and Associates; Ronald A. Harris, representing David Kirchhoff, developer; Jerry Diamond, Sons of Jesus Christ, Inc; Jamie Jamerson, Dennis L. Kent, and Ronald F. Morrissey, interested citizens.

Representing the press were Kevin Leary, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that the minutes of a Regular Meeting of February 11, 1975 and the minutes of an Executive Meeting of February 11, 1975, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 30, India Basin Approved Redevelopment Project

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 30 in the India Basin Approved Redevelopment Project. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Presentation by Mrs. Bland Platt, Landmarks Preservation Board, and the Western Addition Project Area Committee (WAPAC)

- (b) Chairman Kaplan indicated that Mrs. Bland Platt had been delayed and this matter would be heard later in the meeting.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) The bids for construction of the public facilities in the Yerba Buena Center Project were opened on February 19, 1975. The low bid was higher than had been anticipated, and the staff is evaluating the actions which can be taken to permit the sale and delivery of the bonds and subsequent construction.
- (b) On February 26, 1975 at 7:30 p.m. the Budget and Governmental Efficiency Committee of the Board of Supervisors will conduct a hearing on the Mayor's proposed community development program.
- (c) Last Sunday the Buchanan Street Mall in Western Addition A-2 was dedicated and there was excellent attendance. The Mall exemplifies the good job renewal can do. It is the first time a City street has been converted to a park. Mr. Evans complimented Mr. Gene Suttle, Area Director for Western Addition A-2, for his fine job as master of ceremonies.

NEW BUSINESS

- (a) Resolution No. 31-75 approving sale of Parcel 30 to Pacific Rendering Company and the minimum disposal price; ratifying and confirming publication of notice of public hearing; authorizing execution of agreement for disposition and other conveyance instruments in connection therewith, India Basin Approved Redevelopment Project Area.

This was the subject of the public hearing just held and represents conveyance of the 78,870-square foot Parcel 30 in India Basin Approved Redevelopment Project to the Pacific Rendering Company for \$157,740, or \$2 per square foot. The company will construct a new modern meat rendering plant at an estimated cost of \$800,000. It is expected construction will commence in June 1975 and take one year to complete. Mr. Jensen inquired how many persons would be employed and Mr. Evans replied that the company presently employed 22 persons and that from 25 to 30 would be working in the new plant.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 33-75 approving the method of sale and minimum disposal price for five residential parcels; approving placement of advertising; and making certain findings and determinations in connection therewith, Western Addition Approved Redevelopment Project Area A-2.

This item requests authorization to advertise five parcels in the Western Addition A-2 on the basis of predetermined price for construction of market-rate residential development and authorization to expend up to a \$1,500 maximum for advertising. The offering will run until May 5, 1975 and selection will be made on the basis of economic and design capability with preference, all else being equal, to Western Addition A-2 developers.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

NEW BUSINESS (continued)

- (c) Resolution No. 34-75 authorizing the issuance of interdepartmental work order for the planting of street trees in Western Addition Approved Redevelopment Project Area A-2.

This represents an interdepartmental work order to the San Francisco Department of Public Works for street tree planting in Western Addition A-2. The work order is for an amount not to exceed \$50,000 for the planting of an estimated 350 to 400 trees adjacent to Moderate-Priced Private Housing Sites 11 and 16 in rehabilitation areas of the project. The City will maintain these trees and having the trees planted by the Department of Street Tree Planting will ensure the City's acceptance of the trees for maintenance. The City will be reimbursed \$125 for each tree satisfactorily planted. Mr. Jensen inquired what the Agency's experience with vandalism had been to date, and Mr. Suttle replied that vandalism of trees had not been a problem and the only losses had been caused by minor automobile damage and normal attrition. Mr. Bud Johnson of Laborers Union Local No. 261 indicated that the vandalism of trees was nil because the project residents and young people had been involved in taking care of the trees.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 35-75 approving the issuance of a departmental work order to the San Francisco Department of Public Works for the purpose of resetting curb in the Western Addition Approved Redevelopment Project Area A-2.
- (e) Resolution No. 36-75 approving the issuance of a departmental work order to the San Francisco Department of Public Works for the purpose of resetting curb in the Western Addition Approved Redevelopment Project Area A-2.

Chairman Kaplan indicated that these two items would be considered together. Mr. Evans noted that these two work orders to the Department of Public Works are for curb reconstruction around Moderate-Priced Private Housing Sites 10a, 11, and 16 in Western Addition A-2. One work order for \$9,639 is required to reimburse the City for reconstruction of 1,059 lineal feet of curb at MPPH Site 10a and the other for \$4,200 is based upon the Department of Public Works estimate of costs for reconstruction of up to 382 lineal feet of curb at MPPH Sites 11 and 16. Mr. Silva requested clarification of the status of the work around MPPH 10a which he understood had already been completed, and Mr. Thomas Roberts, Western Addition A-2 Project Engineer, answered affirmatively and indicated that the work around MPPH Sites 11 and 16 remained to be done.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that these resolutions be adopted.

- (f) Resolution No. 37-75 approving a new one-year Western Addition A-2 property management, maintenance, and area beautification contract with the International Laborers Union Local No. 261.

Mr. Evans indicated that a telegram had been received from the Western Addition Project Area Committee (WAPAC) Board which requested that this item be put over for two weeks in order to give the Board time to review the beautification program budget. Mr. Evans indicated that WAPAC has had the proposed program for three weeks but that on February 20, 1975 Mr. Jerry Diamond of the Sons of Jesus Christ had submitted a proposal for WAPAC's consideration. Mr. Evans

NEW BUSINESS (continued)

noted that the beautification contract is to expire February 28, 1975 and since there were sufficient funds to continue the existing contract for two weeks he recommended that the contract be extended while the WAPAC Board complete its consideration. Mr. Jensen asked if Local No. 261 was the group which had performed outstanding maintenance work in Western Addition A-2, and Mr. Evans answered affirmatively. Mr. Evans indicated that the new contract would be for one year at \$199,468 and would provide supervision of employees whose salaries were provided by Federal and State funds. He noted that Mr. Diamond's proposal involved training activities costing \$55,816. His proposal would require funds to pay all trainees and expenditures for new equipment, however, the Agency has no budget capacity to provide such funds. Mr. Jensen indicated that he saw no reason to delay the award of the contract.

Mr. Diamond came forward and indicated that WAPAC did not completely endorse Local No. 261 because there were some difference in the affirmative action compliance aspects. Chairman Kaplan inquired of Mr. Suttle why a representative was not present from WAPAC, and Mr. Suttle indicated that WAPAC had been apprised of the agenda item but he did not know why there was no representation. Mr. Suttle noted that the WAPAC questions concerned practices and procedures of the Laborers Union rather than Local No. 261's affirmative action program. He indicated that WAPAC wished to compare both programs. Mr. Mosley questioned WAPAC's complaint noting that Mr. Bud Johnson appeared to have complied with the affirmative action by employing all-black labor.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

Mr. Johnson came forward and indicated that of the 70 men working in Local 261 all were black except for two Chinese and one Spaniard. He reported that over the past years more than 500 young people had participated in the program and had been placed in industry. He noted that the State of California is placing 20 ex-felons from the community in the program and that there were also 30 young people from other sources. He indicated that the union made no profit from this work and that it actually cost some \$500,000 in wages because the union had waived its rights in the area. He indicated that after interviewing inmates at San Quentin he had chosen 20 who would be ready for work by March 20, and that to delay award of the contract would work a hardship and disappointment for these men. Mr. Johnson indicated that the contract provided many people a living wage and they had done good work in a program which he hoped could be extended to the Yerba Buena Center Project. He noted that he had been requested to hire Mr. Diamond as a foreman and he had put him on but that due to his poor work habits he had been fired.

(g) Consideration of selection of automobile fleet insurance broker, R. Carrie Agency.

Mr. Evans indicated that this represented an award of automobile fleet insurance to a minority broker, R. Carrie Agency, for 31 vehicles, at a premium cost annually of \$17,715 with Aetna Insurance Company. Proposals were requested from 13 brokers and Mr. Carrie's proposal was the only one received.

MOTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that R. Carrie Agency be selected as the broker for the Agency's automobile fleet insurance.

NEW BUSINESS (continued)

- (h) Consideration of authorization to negotiate a contract for soils engineering services with Harding Lawson and Associates, India Basin Industrial Park.

Mr. Evans indicated that this was a recommendation that staff be authorized to negotiate a contract with Harding Lawson and Associates to continue their India Basin soils engineering services. This recommendation is based on two factors: (1) poor soils conditions, and (2) concern that defense of potential claims would be complicated by the changing of engineers. Under the procedure established for selection of consultants three firms would be considered and the Members would select one; however, in this case Mr. Evans indicated that the firm of Harding Lawson and Associates had been involved with the project from its commencement and it would be in the best interest of the Agency not to change soils engineers because of the difficult soils problems of the project. Mr. Silva indicated his preference for the selection process.

MOTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that staff seek consultants for soils engineering services in India Basin Industrial Park using the established selection process.

Mr. Silva indicated that previously soils engineering firms stated that they could certify for the portion of work that was already completed by other engineers and he suggested that the Agency continue on the established pattern for consultant selection.

SPECIAL APPEARANCES (continued) Presentation by Mrs. Bland Platt, Landmarks Preservation Board

- (b) Mrs. Bland Platt came forward and indicated that the buildings which the Agency sold or designated for sale to Mr. David were now being returned to the Agency and that conditions in the project had changed since the buildings were designated for sale to Mr. Kirchhoff. There was now a possibility that some of them could be retained on their sites for rehabilitation while others could be moved to other locations. She requested that the Agency study the matter.

Mr. Evans explained that Mr. Kirchhoff had purchased the Victorian landmark buildings but was now withdrawing with his plans to move them to an area near the Fisherman's Wharf because he now found it economically infeasible to do so. Mr. Evans noted that some of the buildings were scheduled for demolition because the site was designated for development of senior citizens' housing units by the San Francisco Housing Authority. He indicated that staff would evaluate the possibility of rehabilitating some of the buildings and that it may be possible to retain some on their present sites since the Housing Authority may wish to withdraw from the sites because its housing program has been curtailed. Mr. Mosley inquired if members of the community were interested in the structures would they be afforded an opportunity to rehabilitate them. Mr. Evans indicated that this was one of the factors staff would be evaluating. Mr. Solvin inquired if the buildings were all single-family residential, and Mr. Evans answered negatively noting that some were mixed residential and commercial and that some had the potential of being converted to commercial use.

Mr. Solvin asked the basis for a proposed refund of Mr. Kirchhoff's payments for the buildings, and Mr. Suttle responded that the buildings were sold for \$500 each as a method of saving them by moving them to the waterfront area, but this was economically infeasible and WAPAC and others had objected to the use of facades only. Discussion followed on the scope of the proposed study. Mr. Evans indicated that it would take about 30 days to evaluate the individual

SPECIAL APPEARANCES (continued)

buildings and the results of this study would then be given with a recommended method of proceeding.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that the Agency staff study the feasibility of rehabilitating the buildings designated for sale to Mr. David Kirchhoff in the Western Addition Area A-2.

Mr. Ronald A. Harris, representing Mr. Kirchhoff, came forward and indicated that he was Mr. Kirchhoff's consultant who had been working to develop the Victorian Village at the waterfront which for various reasons had been delayed for a year. He indicated that the Agency had now requested that the structures be moved but that it was infeasible for Mr. Kirchhoff to move the houses and he had considered using just the facades. Mr. Harris noted the interest that WAPAC had expressed in having the buildings remain in the project and that Mr. Kirchhoff had decided he could produce a commercial development on the waterfront site without using the Victorians; it was agreed, therefore, that they would be returned to the Agency. Mr. Harris indicated that Mr. Kirchhoff had taken title to eight of the fourteen structures and had put a deposit on the remaining buildings for a total expenditure of \$7,000. Mr. Silva noted it was unusual that options were held so long and inquired what the cost of rehabilitation would be. Mr. Evans indicated that each building was sold for \$500 and at the time Mr. Kirchhoff had made the proposal to purchase the buildings they were occupied and could not be disposed of until they became vacant. He noted that the situation was somewhat different now because it appeared that the Housing Authority would not be able to go forward on some of its sites and also it may be economically feasible to preserve some of the buildings through rehabilitation.

Mr. Evans recommended that the \$7,000 be refunded to Mr. Kirchhoff and the Agency retain the structures for either rehabilitation or demolition. Mr. Jensen questioned whether a final decision had been made, and Mr. Evans replied negatively indicating that the staff had made a preliminary walk through the buildings and it appeared that the feasibility of rehabilitation was worth exploring. A complete study and cost evaluation had to be done before making that judgment, however. Mr. Mosley asked if an occupant of one of the buildings and also other Western Addition A-2 community people would have an opportunity to purchase the buildings at \$500, and Mr. Evans replied that the methods of disposition would also have to be studied. Chairman Kaplan inquired who would rehabilitate the buildings, and Mr. Evans replied that this too would require evaluation because the Agency could either rehabilitate and sell the buildings or they could be sold to a buyer who would be required to do the rehabilitating. In reply to Chairman Kaplan's question, Mr. Evans indicated that the Heritage Foundation had purchased landmarks buildings previously moved and sold for restoration and it appeared there were some community groups interested in buying these buildings. Mr. Silva requested that the cost breakdown be given by individual structures.

Chairman Kaplan inquired why WAPAC was not present, and Mr. Suttle replied that they were aware of this meeting, but he did not know why they had not appeared. Chairman Kaplan directed that the minutes reflect that representatives from WAPAC had not appeared to speak on the calendared special appearance item regarding these fourteen landmark buildings.

ADJOURNMENT

It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Helen L. Sause".

Helen L. Sause
Assistant Agency Secretary

175

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
4TH DAY OF MARCH 1975

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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 4th day of March 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Francis J. Solvin, Vice Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Dian Blomquist, Bay Area Women's Coalition; Esther Marks, League of Women Voters of San Francisco; Dennis Bowie, Local 21, Professional and Technical Engineers; Alvin Booth, Local 400 City and County Employees SEIU AFL-CIO; and Benny Stewart, Western Addition Project Area Committee (WAPAC).

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of February 25, 1975, as corrected, and the minutes of an Executive Meeting of February 25, 1975, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) The groundbreaking ceremony for the Building Enterprises development will take place on March 6, 1975 at 11 a.m. in Yerba Buena Center at the corner of Third and Harrison Streets. The seven-story \$12 million, 400,000-square-foot office building will provide space for the Pacific Telephone and Telegraph Company. The sale price of the parcel was \$1,100,000.
- (b) Indications have been received from the Department of Housing and Urban Development (HUD) regarding liberalization of its restrictions on fringe benefits. The liberalization is modest and would include the following: (1) HUD will permit the Agency to enter into the State Health Plan which has the potential to offer employees selection from a number of health plans with better benefits;

REPORT OF THE EXECUTIVE DIRECTOR (continued)

(2) HUD has ruled that since the City does not experience layoffs, the Agency may be able to deviate from comparability to the extent of paying two-weeks severance pay; (3) HUD has also ruled that the Agency can pay 100 percent for a single individual's health insurance. There has also been word that the salary package from July 1974 which was withheld because of a lawsuit is to be ruled on Thursday by the State Supreme Court. If the ruling is favorable payment of salary increases will result.

NEW BUSINESS

- (a) Resolution No. 32-75 approving and authorizing the Executive Director to execute an interdepartmental work order with the San Francisco Department of Public Works for design and contract document preparation services, India Basin Industrial Park Redevelopment Project.

Chairman Kaplan indicated that this item would be held over.

- (b) Resolution No. 43-75 authorizing an expenditure of \$22,900 to continue security services by K & B Guard Services in the Hunters Point and India Basin Industrial Park Projects.

This represents an amendment to the K & B Guard Services contract in Hunters Point and India Basin to continue its services through March 1975 for \$22,900. The original contract for \$379,000 was entered into on July 28, 1974 and it was anticipated that these funds would be adequate to provide services for one year. However, the accidental deaths which occurred in the Hunters Point area caused concern in the community and it was necessary to place sixteen additional guard in the project for three months. K & B Guard Services has performed adequately and an extension through March is recommended. An evaluation of the security guard services needed will be made and a recommendation for a new contract with K & B will be sent to the Members.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 41-75 rejecting all bids received for rehabilitation of improvements, Block 724, Lots 22 and 23, Western Addition Approved Redevelopment Project Area A-2.

This is a recommendation that the seven bids received on the rehabilitation of property at 1519-23 O'Farrell Street be rejected because after review and reevaluation of costs for the work, it was determined that some modifications should be made to bring expenditures more in line with the value to be recovered from the eventual resale of the building. The structure will serve as a site office for the next two to three years. The present office is to be used by the City as a neighborhood cultural center. Chairman Kaplan inquired if the Agency would have a loss on the transaction and Mr. Evans replied that a deficit was expected in the sale of the proposed site office but that approximately \$200,000 would be realized from the sale of the present building.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

W BUSINESS (continued)

- (d) Resolution No. 1-75 authorizing the Executive Director to execute a contract with Manpower Management Institute for classification and pay review.

This item requests authorization for the Executive Director to contract with the Manpower Management Institute, for \$5,050 to update the Agency's classification and salary plan established in 1967 to review its comparability to the City's schedules. In addition to reviewing salary relationships to staff duties, a review of the classification plan would provide a basis for evaluating alleged inequities.

Mr. Silva inquired if once comparability has been established with City positions would the class or salary change as a result of City actions, and Mr. Evans responded that it was primarily a question of changing duties and in many cases the City did not have staff performing comparable duties. He also indicated that some class fundtions change in scope. Mr. Wilbur W. Hamilton, Deputy Executive Director, indicated that it was necessary that an objective and knowledgeable firm survey the various classes and update the existing job descriptions.

Mr. Silva reiterated his understanding that Agency job classes were comparable to those of the City and when changes were made in the City's classifications those of the Agency would also change. Mr. Hamilton gave an example of the problem that occurs in the Agency when a person within one class often has overlapping of duties for another class.

Mr. Silva asked why the City could not apply its change of classifications to the Agency, and Mr. Hamilton indicated that the City could not evaluate the Agency's work assignments, nor its positions. Mrs. Kaye Swindoll, Administrative Services Officer, indicated that the Agency did work with the City salary descriptions but the Agency's classification material was seven years old and needed to be reviewed to verify the changes that had been made during that time. Mr. Silva indicated that he did not think a total survey was necessary, since the City established its position classifications annually and the work done by staff was sufficient without expenditure of \$5,050.

Mr. Calvin Booth of the City and County Employees Union SEIU AFL-CIO Local 400 came forward and recommended that the item be taken under submission in order for Local 400 to have time to review the proposed study. Mr. Evans indicated that the item could be held over for one week.

Mr. Dennis Bowie of Local 21 of the Professional and Technical Engineers came forward and stated that the contract would be beneficial in verifying comparabilities.

Mr. Silva indicated that staff engineers who evaluate positions would know each engineer's duties and could properly recommend their function in the Agency and that while he was not against such verification he did not see the reason for a survey to do what Agency staff is being paid to do. Mr. Silva indicated that he understood the new Agency attorney would be available to work on personnel matters as well as Mrs. Swindoll. Mr. Evans indicated that in response to the question of the Agency's adjustment of salaries to City classification, these changes were made annually but that now some people were questioning management's decisions; it is recommended that an independent expert review all classifications. Mr. Hamilton indicated that this was not a duplication

NEW BUSINESS (continued)

of staff work and noted that the consultants were being asked to use their time and expertise to analyze each job.

Mr. Booth indicated that he was not advocating a position on the recommendation but only requesting a week's delay to study the matter. Mr. Silva inquired how the City handled such matter, and Mr. Booth indicated that the City invites concerned employees to the personnel office and uses the language of the employees who are aggressive to set their job scope. Mr. Mosley indicated that individual complaints could be settled by an arbitrator. Mr. Jensen indicated concern that this proposed firm used efficiency experts and he had experienced problems with such firms and did not feel that Mr. Booth had a right to look over the proposal. He recommended a delay to permit this review.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be held over for one week.

(e) Resolution No. 40-75 travel authorization.

This represents travel authorization for Mr. Lloyd Sinclair, Assistant to the Executive Director, to travel to Washington, D.C. on March 11, 1975 to attend a meeting of the Board of Directors of the National Association of Housing and Redevelopment Officials (NAHRO) Information Center who will be discussing State and Federal legislative processes for housing and community development programs affecting the Agency's program.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

(f) Resolution No. 39-75 ratification of travel authorization.

This represents ratification of travel for Mr. Wilbur W. Hamilton who traveled to San Diego on February 24, 1975 to attend the NAHRO Regional Executive Board of which he is a member. Participation provides contact with smaller agencies and their administrators regarding legislative matters of importance to the Agency.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:05 p.m.

Respectfully submitted,



Helen L. Sause
Assistant Agency Secretary

Minutes of a Regular Meeting, March 4, 1975

Mr. Benny Stewart of WAPAC came forward to address the Members after the meeting had adjourned. He requested clarification on procedure in reference to the award of the contract for property maintenance and beautification with the International Laborers Union Local No. 261 in Western Addition A-2, which WAPAC had requested additional time to review. Chairman Kaplan indicated that there was no question of cooperation with WAPAC but that the Members had a decision to make within a time frame. Since WAPAC had no representation at the Agency meeting to comment on testimony presented to the Members, they had acted on the best information available. Mr. Jensen indicated that the telegram requesting delay could have been sent by anyone and that WAPAC should send representatives in person.

Mr. Stewart noted that he wished to know if the Agency would respect WAPAC's position when it requested additional time to consider pending matters. Mr. Mosley indicated that he had made an award of the contract based upon the satisfactory service of Local No. 261 and that need to continue those services.

Chairman Kaplan indicated that Mr. Bud Johnson of Local 261 had only two days to make a decision on hiring ex-felons from San Quentin. Mr. Stewart indicated that WAPAC did not ask for anything to be held over unless it was important and that he wished assurance WAPAC would have time to study proposed matters. Chairman Kaplan noted that WAPAC had two items on the agenda for February 25, 1975 and also had not appeared in connection with the public hearing on the landmarks buildings. Mr. Stewart indicated he would make point of being present at future meetings.

Mr. Evans emphasized that this was a question only of immediacy on award of this contract and that the Members did not normally make decisions on matters WAPAC wished held over. He commented on the improved relationship between the Agency and WAPAC. Mr. Gene Suttle, Area Director for Western Addition A-2, indicated that staff recommendation had been to delay the matter but the presentation of Mr. Johnson had introduced an element of urgency.

Mr. Silva concurred but indicated that the matter had not been delayed because both Messrs. Johnson and Jerry Diamond had spoken and the motion was made after hearing them since no one was present from WAPAC to make known its recommendations. He indicated that the Members had in most cases granted delays requested by WAPAC. Mr. Stewart indicated that he wished to have assurances that WAPAC's request for delays would be honored. The Members indicated that this continued to be their policy.

The Members left at 4:20 p.m.

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
11TH DAY OF MARCH 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 11th day of March 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

and the following was absent:

Francis J. Solvin, Vice Chairman

The Chairman declared a quorum present.

Wilbur W. Hamilton, Acting Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Arnold G. Twinnend, Neall A. Henderson, and Jennie Morris, Western Addition Project Area Committee (WAPAC); W. Murdoch, Fillmore Merchants Association; Robert Herman, Robert Herman Associates; Stephen Dutton, TOOR; Robert Sockolov, Rochester Big and Tall Clothing Store; Jack Kamerov and Caryl Leung, interested citizens.

Representing the press were Larry Liebert, San Francisco Chronicle; Donald Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of March 4, 1975, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Acting Executive Director Wilbur W. Hamilton reported to the Members on the following matters:

- (a) Last evening the Board of Supervisors approved the Community Development Application for block grant funds for July 1 to December 31, 1975. Development of the next application will commence shortly.

UNFINISHED BUSINESS

- (a) Resolution No. 1-75 authorizing the Executive Director to execute a contract with Manpower Management Institute for classification and pay review.

Chairman Kaplan indicated that this item would be held over for one week.

NEW BUSINESS

- (a) Resolution No. 51-75 declaring intention to lease property in the Yerba Buena Center Redevelopment Project to the City and County of San Francisco and authorizing publication of notice of public hearing on proposed lease.

This item sets the date of the public hearing for the Yerba Buena Center Project lease for April 1, 1975 and requests authorization to advertise notice of the hearing.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 52-75 approving form of and authorizing execution of repayment contract between the San Francisco Redevelopment Agency and the City and County of San Francisco for repayment to the City from lease rental payments and tax allocation revenues, Yerba Buena Center Project.

Chairman Kaplan indicated that this item would be held over at the request of Agency General Counsel Henry F. Davis.

- (c) Resolution No. 44-75 proposed contract with Robert Herman Associates for architectural services for the preliminary planning and design of certain low-to-moderate income housing units in and adjacent to Yerba Buena Center.

Chairman Kaplan indicated that this item would be held over for one week at the request of Mr. Silva.

Chairman Kaplan inquired if delay would hold up the development, and Mr. Hamilton indicated that it would not but the staff would like to proceed with the project as expeditiously as possible. Chairman Kaplan indicated that there were questions concerning the manner of selecting this architect. He noted that this recommendation was not in conformity with the policy of the Members for consultant selection. Mr. Lance Burris, Yerba Buena Center Project Director for the Public Facilities, indicated that the money for the contract would be provided for by the City and that the purpose of the contract was for preliminary design work on one of the housing sites in accordance with the TOOR settlement agreement. He noted that escalation of costs would limit the number of units that could be built.

Chairman Kaplan indicated that the Members questioned having to accept one particular architect instead of having a choice of three. Mr. Burris indicated that under the terms of the settlement agreement TODco, the City, and the Agency jointly solicited indications of interest and thirteen architects responded. These were interviewed and from them the three most capable were selected, and from them TODco then selected one.

Mr. Jensen expressed the belief that the Members should have an opportunity to consider the choice of the architect. Mr. Silva expressed his desire to have information on the criteria for the selection as well as on the architects considered.

Mr. Hamilton indicated that the procedure for selection of this architect was different from the method for selection of consultants for the Agency, since this was part of the settlement agreement with TOOR approved by the Members and the funds would all come from City monies. Mr. Burris indicated he would submit the names of those considered and the method of selection. He indicated

BUSINESS (continued)

his belief that the selection of Robert Herman Associates was the capable and qualified firm for this work. Chairman Kaplan reaffirmed that the architects' names and the criteria for selection would be sent to the Members. Mr. Silva inquired if a one week's delay would set the project back. Mr. Burris replied negatively but stressed that TOOR had been very cooperative and supportive of expediting project activities and the City and Agency staff wished to move swiftly to get the housing underway.

- (d) Resolution No. 53-75 approving the method of sale and minimum disposal price for a certain parcel; approving placement of advertising; and making certain findings and determinations in connection therewith, Yerba Buena Center Approved Redevelopment Project.

Authorization is requested to offer the Mercantile Center Building at the corner of Third and Mission Streets for sale and rehabilitation for the fair market value estimated at \$1.3 million. This structure was originally scheduled for retention but after extensive rehabilitation studies by the former owner it was determined that it was economically infeasible to rehabilitate and the building was then acquired by the Agency and scheduled for demolition. Recently, however, the staff has been approached by groups who are interested in retaining the structure because they believe it has historical and architectural merit. Mr. Jensen indicated his belief that it did not have any particular merit. Mr. Hamilton indicated that this offering would permit interested parties to respond if they were interested in retaining the building. Mr. Silva inquired why rehabilitation was thought to be feasible and asked that a time frame be set on the actions required by respondent to the offering which would be backed up by a deposit. Agency General Counsel Henry F. Davis indicated that the offering package would be negotiated with the buyer and would specify such a schedule. Mr. Hamilton indicated that the Environmental Impact Report and the Landmarks Advisory Board had suggested the building merited some consideration for rehabilitation, and that the offering would resolve this issue. He indicated that sixty days would be the time for soliciting proposals and if no one responded then the building would be demolished.

Mr. Davis L. Collins, Area Director for Yerba Buena Center, came forward and indicated that the offering document was being prepared and would have a definitive time schedule. He noted that a nonrefundable deposit would be required and that the rehabilitation work would require a bond. The schedule would be typical of any developer's and at any point where the developer failed to perform then the Agency could terminate the agreement. Mr. Jensen indicated that he did not wish to consider the retention.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be rejected.

Mr. Robert Sockolov came forward to address the Members and indicated that he was a tenant in the building doing business as the Rochester Big and Tall Clothing Store. He noted that over ten years ago this business had been located across the street in a building now demolished and that five years ago after he had moved into the present structure which was originally slated for retention that the owners had then determined rehabilitation was infeasible. Mr. Sockolov expressed concern about having to move. Mr. Hamilton and the

BUSINESS (continued)

staff indicated that all efforts would be made to see that his relocation was carried out in accordance with the requirements. They stressed that he would have to make certain efforts as well.

- (e) Resolution No. 46-75 authorizing payment of \$83.61 in settlement of claim of Edward Butorac, Yerba Buena Center Project Area.

This represents payment of a \$83.61 claim by Mr. Edward Butorac for property damage to his automobile occurring allegedly from roof tiles which fell onto his car from an Agency-owned building in Yerba Buena Center. Upon investigation it appeared that there was a reasonable degree of corroboration and it is recommended that the claim be paid. In reply to Mr. Jensen's inquiry, Mrs. Jane Hale, Controller, explained that in accordance with the Department of Housing and Urban Development (HUD) regulations the Agency could not carry property damage insurance except on automobiles.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 48-75 awarding Demolition and Site Clearance Contract No. 1, Stockton-Sacramento NDP Project Area A-5-2, to Caldwell Building Wreckers, on the basis of the low bid received and authorizing the Executive Director to execute same.

This is an award of Demolition and Site Clearance Contract No. 1 to the lowest of four bidders, Caldwell Building Wreckers, for \$1,945 to demolition of one two-story wood-frame vacant residence in the Stockton-Sacramento Project.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (g) Resolution No. 38-75 authorizing a 90-day time extension to the agreement with the American Building Maintenance, Inc. for landscape maintenance instruction and supervision in connection with the Hunters Point-India Basin Industrial Park Approved Redevelopment Projects.

This represents extension of a contract for 90 days to the American Building Maintenance to provide technical consultation to Agency employees performing landscape maintenance work. This technical supervision will cost approximately \$1,500 and there are sufficient funds remaining in the contract to pay this amount. In reply to Mr. Jensen's question, Mr. Hamilton indicated that the Agency has had good experience with the firm.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 45-75 authorizing the Executive Director to execute a work order with the San Francisco Bureau of Light, Heat, and Power for the purpose of rotating street light bracket arms to original positions in the Western Addition Approved Redevelopment Project Area A-2.

This represents a work order to the Bureau of Light, Heat, and Power for \$1,352.66 for removing the street light bracket arms during the move of the Landmark Buildings in the Western Addition A-2 area. The work exceeded a previously authorized work order by this amount but overall utility moving costs were \$15,000 less than authorized, representing a \$13,650 saving.

Y BUSINESS (continued)

Mr. Silva noted that this was a ratification.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (1) Resolution No. 49-75 amendment to the Agency Personnel Policy concerning Section IV. Separation and Section VI. Leave.

This represents two personnel policy amendments to (1) provide up to two weeks severance pay for employees who are laid off, and (2) provide greater flexibility in case of death leave which can be used up to two days after date of burial. HUD has just approved these items.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

OURNMENT

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4:10 p.m.

Respectfully submitted,

Helen L. Sause

Helen L. Sause
Assistant Agency Secretary

APR 12 1975

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
18TH DAY OF MARCH 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 18th day of March 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

and the following was absent:

Francis J. Solvin, Vice Chairman

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Arnold G. Townsend, Western Addition Project Area Committee (WAPAC); Robert Herman, Robert Herman Associates; Dian Blomquist, Bay Area Women's Coalition; Steven Dutton and Peter Mendelsohn, TODco; and William Murdock, interested citizen.

Representing the press were Kevin Leary, San Francisco Chronicle; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of March 11, 1975 and the minutes of an Executive Meeting of March 11, 1975, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES.

- (a) Mr. William Murdock requested and received permission to address the Members. He stated that he wished to present a complaint about alleged violation of personnel practices and procedures and to request redress of his grievances by the Agency in connection with his dismissal by the Western Addition Project Area Committee (WAPAC). He read and submitted a statement which is attached and made a part of these minutes. In summary, Mr. Murdock indicated that his complaint of improper dismissal and request for severance pay has been pending since July 1974 and that he has been unable to obtain a fair hearing by WAPAC. He indicated that if the Agency would not redress his grievance then his only recourse was to file a taxpayers suit against WAPAC, naming the Agency and the Department of Housing and Urban Development (HUD) as co-conspirators in violating his civil rights by allowing money to be given to a contract agency which was spent in violation of the contract rules.

SPECIAL APPEARANCES (continued)

Chairman Kaplan inquired what the responsibility of the Agency was and Mr. Evans replied that meetings had been held with Mr. Murdock and it was determined that this was a personnel matter between WAPAC and Mr. Murdock and was not a proper matter for the Members or Agency to consider. Mr. Jensen indicated that it was his understanding that WAPAC had sole authority to hire or fire without Agency concurrence and Mr. Evans agreed.

Mr. Murdock claimed that the contract required that the Agency approve anyone hired by WAPAC, but Mr. Evans responded that this was incorrect and Mr. Jensen stressed that the Agency funds WAPAC but does not interfere in its personnel policy matters. Mr. Gene Suttle, Area Director for Western Addition A-2, reaffirmed this understanding. Mr. Suttle also indicated that in response to Mr. Murdock's appeal, staff had asked the WAPAC Board to follow their established policies and practices in the matter. Mr. Murdock had requested severance pay and WAPAC's attorney had advised it had no authority nor liability to make such payment. Mr. Suttle indicated that all rules and regulations appeared to have been followed, and the Fair Employment Practices Commission (FEPC) and the State Labor Commission had heard the matter and reported that unless Mr. Murdock could establish a precedent for severance pay there was no liability for such pay. Mr. Murdock indicated that this was not the issue but rather that he had not been given a proper hearing by WAPAC in accordance with its rules. Mr. Evans reiterated that this was a personnel matter between a former employee and WAPAC.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the grievance presented by Mr. William Murdock be referred to the Western Addition Project Area Committee (WAPAC) since it was not a matter proper for Agency consideration.

Mr. Arnold Townsend of WAPAC came forward and stated that Mr. Murdock had been accorded all his rights. Chairman Kaplan indicated that the Members had acted to refer the matter to WAPAC for resolution.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) On March 19, 1975 the Finance Committee of the Board of Supervisors will consider Yerba Buena Center items necessary to get the project underway. These include approval of project lease and approval of the repayment contract.
- (b) A letter was received last week from Mr. Robert L. Sockolov, President of the Rochester Big & Tall Clothing Store, who had appeared at last week's meeting. Mr. Sockolov had expressed concern about having to be relocated from his present location in the Mercantile Building at the corner of Third and Mission Streets in the Yerba Buena Center project area. Mr. Evans requested authority to send Mr. Sockolov a letter advising him that he may remain in his present location until alterations have been completed on the property he has leased at 814 Mission Street and until he has had sufficient time to effect his permanent relocation which is scheduled for February 1976.

REPORT OF THE EXECUTIVE DIRECTOR (continued)

MOTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the Executive Director send a letter to Mr. Robert Sockolov of the Rochester Big & Tall Clothing Store reaffirming that he may remain in the present location until the premises at 814 Mission Street are available for his scheduled relocation in February 1976 in the Yerba Buena Center.

UNFINISHED BUSINESS

- (a) Resolution No. 1-75 authorizing the Executive Director to execute a contract with the Manpower Management Institute for classification and pay review.

Mr. Evans indicated that this item had been held over until additional information had been received but now recommended that it be withdrawn.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be rejected.

- (b) Resolution No. 44-75 proposed contract with Robert Herman Associates for architectural services for the preliminary planning and design of certain low-to-moderate income housing units in and adjacent to Yerba Buena Center.

This was also held over pending additional information which was sent to the Members. Mr. Evans reviewed the past history of the settlement agreement between the City, Agency and TOOR which stipulated that four low-to-moderate income housing sites were to be developed with hotel tax funds in the Yerba Buena Center project when the bonds for construction of the Central Blocks were sold. That agreement contained a procedure for the selection of the architect for this housing which provided that TODco would select the architects after a screening of the interested firms by a panel consisting of representative from the City, Agency, and the American Institute of Architects. A series of fourteen firms were interviewed and six of these were referred to TODco as being fully qualified to do the work. TODco expressed its preference for Robert Herman Associates. Mr. Evans noted that Robert Herman, who had designed housing in the Western Addition A-2 and had also been the architect for Clementina Towers in Yerba Buena Center in the south of Market area, was very experienced in the development of low-to-moderate income housing. The City's Chief Administrative Officer requested that the administration of the contract be carried out by the Agency because of its experience in low-to-moderate income housing and had made the contract amount of \$72,700 available from funds already set aside in accordance with the TOOR settlement agreement.

Mr. Jensen expressed concern about an outside group being given the opportunity to select consultants. Discussion followed on the procedure of adoption and content of the settlement agreement. Chairman Kaplan suggested that the City and TOOR contract for the consultant services and in response to the Members' inquiry Agency General Counsel Henry F. Davis advised that since the Agency and City were co-defendants in the TOOR lawsuit the result of the settlement agreement was a tripartite agreement. He indicated that the architectural services agreement could be between the City and TODco and it was unnecessary that the Agency sign it.

UNFINISHED BUSINESS (continued)

Chairman Kaplan expressed concern about the Agency's involvement and discussion followed on Mr. Davis's indication that there was no need for the Members' approval. Discussion also followed on the recent newspaper statements. Mr. Evans stressed that it would expedite the housing if the Agency contracted for these services. Messrs. Jensen and Silva indicated that they believed the Agency should not be involved since it was not required to be a party to the contract and that it was City money.

Mr. Steven Dutton of TODco requested and received permission to speak. He indicated that the TOOR agreement was very complex and had taken several months to negotiate. Selection procedures for the architects had not been a matter of primary concern at the time. He indicated that the separate contract between TODco and the City embodied the procedures in the TOOR agreement. The problem was that the City had no expertise with low-to-moderate income housing, and Mr. Hugh Hiatt, City Architect, had suggested that the Agency could expedite the project for TODco. He explained the selection process in which TODco chose one of six qualified architects and noted that this was similar to the Bayview-Hunters Point Joint Housing Committee consultant selection. Chairman Kaplan indicated that the Members' concern was that they were being asked to authorize a contract for services not selected in accordance with their policy and he suggested that the contract be referred back to the City.

In response to the Members' inquiry, Mr. Evans indicated that the City had authorized the Agency to contract with the firm and \$72,700 had been transferred to the Agency for this purpose. Mr. Jensen expressed concern with setting a precedent for consultant selection and noted that he did not want further delays of the project; however, the attorneys in the TOOR suit had collected a \$250,000 fee over and above their public service work, and he expressed concern about similar profits being made from the project. Mr. Dutton indicated that the attorneys had not sought TOOR or TODco's approval of the fee and this issue of housing for the elderly low-income people was separate from the issue of anything which attorneys had done in delaying the project.

Mr. Peter Mendelsohn of TODco came forward to address the Members and indicated that when his group had opposed redevelopment it was done in the best interests of the neighborhood and that he had fought as a union would for its members and what they believed in. He made it abundantly clear that Messrs. Brinton, Duskin, and Wright were not part of his group since they did not want housing. He expressed his desire for the long-delayed housing and the continued cooperation with the Agency in achieving this goal, without having to go back to the courts to obtain it.

Mr. Jensen indicated that he had no animosity toward Mr. Mendelsohn and inquired how many more such consultant selections would be made in this manner. Mr. Evans indicated that this was the only one and all other selections would be made as set forth by the Members. Mr. Dutton indicated that he had been informed this contract for the preliminary design of the housing would be the only one approved in this manner. After the sale of bonds for financing the public facilities in the Central Blocks, the administration could be done by TODco rather than by the Agency. Based on the understanding that this type of consultant selection would not be brought before the Members again reconsidered the matter.

UNFINISHED BUSINESS (continued)

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Kaplan, and unanimously carried that this resolution be adopted.

NEW BUSINESS

- (a) Resolution No. 55-75 authorizing the Executive Director to enter into a contract with K & B Guard Services in connection with the Hunters Point and India Basin Approved Redevelopment Project.

Chairman Kaplan indicated that this item would be held over.

- (b) Resolution No. 47-75 approving and authorizing the Executive Director to execute an interdepartmental work order with the San Francisco Department of Public Works for traffic signs and pavement markings in connection with the Hunters Point Redevelopment Project for calendar year 1975.

This represents a work order to the Department of Public Works for \$1,285 for traffic signs and pavement markings on portions of Hudson and Cashmere Streets, plus provision of temporary signs and markings during the construction period.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 54-75 approving and authorizing the Executive Director to execute a work order with the Department of Public Works for the installation of side sewer laterals in the India Basin Industrial Park Redevelopment Project.

This is for a work order to the Department of Public Works for \$72,300, in addition to \$95,000 previously authorized, to cover costs of installing side sewers at various streets in India Basin which the utility companies refuse to pay. The companies indicate that they are not responsible for providing such facilities which will be used by private developers. Work will proceed while the question of legality of payment is being decided.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 32-75 approving and authorizing the Executive Director to execute an interdepartmental work order with the San Francisco Department of Public Works for design and contract document preparation services, India Basin Industrial Park Redevelopment Project.

This item is for a work order to the Department of Public Works for \$37,000 for designing and preparing contract documents for site improvements in Keith and Newhall Streets in the India Basin project. The Agency has funding responsibility for the auxiliary water supply system and street improvements and the Department of Public Works has responsibility for sewer improvements. It is recommended, therefore, that in the interest of economy and expedition of the project that these improvements be combined into one contract. Mr. Evans indicated that the Agency would have staff in attendance when the bids were opened and prior to the award of the construction contract these bids would be brought before the Members for review and they would either concur or not in the award before actual transfer of funds for construction is made. Mr. Silva concurred with this procedure and for clarification

NEW BUSINESS (continued)

indicated that after bids had been opened the Members would consider them prior to any contract award.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

(e) Resolution No. 42-75 travel authorization.

This is a travel authorization for Mr. Evans to attend meetings in Washington, D.C. on March 25-26, 1975 with HUD. These meetings have been arranged by the National Association of Housing and Redevelopment Officials (NAHRO) for a small group of Executive Directors to discuss various funding matters of special interest to San Francisco, particularly a waiver of HUD requirements concerning interest payment which if granted would save the City approximately \$10 million.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:55 p.m.

Respectfully submitted,



Helen L. Sause
Assistant Agency Secretary

Redevelopment Board of Commissioners -- Tuesday, 3/18/75

Address the Chair. Mr. Chairman -- Commissioners. I respectfully appeal to this higher authority. I come before this Board of honest men to plead for justice. I have a grievance that has been pending against one of your ~~delegate~~ agencies since July 1974; namely, the Western Addition Project Area Committee (WAPAC).

I was told to exhaust all of my administrative remedies through the Personnel Practices Procedures; that by law was ruled for me to follow; that was also spelled out in the Contractual Agreement signed by WAPAC with this agency. At HUD's level and Redevelopment A-2 site office level, these officials have tried in vain to get WAPAC to respond to the rules. These people absolutely refuse to obey these rules. No matter of persuasion by HUD and the Redevelopment site office could urge WAPAC to act in a fair and just way to honor the complaint against them by these agencies. They (WAPAC) don't follow any guidelines, and being arbitrary to all rules is their way of life. There seems to be no power in this city that they will obey. Yet HUD, this agency, pay them. How can this be? All that is asked for here is a redress of grievance -- to have a fair trial and equal protection and due process of law. I've waited nine months thus far for action on my complaint.

I've been told that this, the Redevelopment Agency Commissioners Board, is a fair board, and after your recommendations, whether fair or foul, I have been heard by you, then my other recourse is to file a taxpayers suit against WAPAC and naming this agency, along with HUD as co-conspirators with WAPAC in violating my civil rights by allowing money to be given to a contract agency that is in violation of the rules as set down in the contract.

With this suit it is hopeful that it will not only cut off money to stop WAPAC, but also A-2 redevelopment agency as well as HUD's Community Development money to this entire city. Such a suit will indeed open up a can of worms.

For Calendar - Tuesday, 3/18/75

Nature of complaint

Redevelopment Agency

Under special appearances:

Purpose: To get a redress of grievances against WAPAC.

1. To take full advantage of my rights under the Constitution of the United States of America -- 14th Amendment -- No state shall deprive any person of life, liberty, or property without due process of law, nor deny to any person the equal protection of the law.
2. Violation of the rules we play by ignoring the Personnel Practices and Procedures that is contractual between HUD, Redevelopment Agency and WAPAC.

a. Terminating staff person without due process of law or equal protection of the law -- discrimination, violation of my civil rights under the Constitution of the United States of America. Last March 11th meeting, at this late date the Redevelopment Agency finally approved a basic moral amendment pertaining to Personnel Policy concerning Section IV, Separation; and Section VI, Leave, Resolution 49-75.

b. WAPAC Board refused to give me a hearing because as was stated to me by Personnel Chairman, Ms. Baker, she didn't have time to bother; besides she couldn't get her Board together. Further, Ms. Essie Collins, Chairman, when contacted about my delay (9 months) in getting a hearing, said she didn't know anything about it (the hearing).

c. I was arbitrarily fired on the spot and all of my efforts to get a redress of grievance was ignored.

3. Exhibits will be furnished upon request.

a. Exhibits to substantuate my complaint (letters and documents that is germaine to this plea. This petitioner pleads on.

Sincerely,
William Murdock
250 Fell Street, Suite #36
San Francisco, CA,
94102



JOSEPH L. ALIOTO, Mayor

Walter F. Kaplan, Chairman

Francis J. Solvin, Vice Chairman

Stanley E. Johnson

Joa Nosley

James A. Silva

SAN FRANCISCO REDEVELOPMENT AGENCY

939 ELLIS STREET • SAN FRANCISCO 94109

ADDRESS MAIL TO POST OFFICE BOX 646 • SAN FRANCISCO, CALIFORNIA 94101

(415) 771-6800

March 18, 1975

REFER TO: 101-6775-002

Mr. Robert L. Sockolov, President
Rochester Big & Tall Clothing
Corner Mission at Third
San Francisco, CA 94103

Dear Mr. Sockolov:

The Agency Members have authorized me to send this letter in answer to your letter to Mr. Walter F. Kaplan dated March 13, 1975.

We would be delighted if your firm relocated into the new Apparel Mart. However, as previously indicated by Agency staff, it will not be possible for you to remain in your present location for the next three years pending completion of the Apparel Mart. We have previously supported your eventual move into the Apparel Mart and pursued a temporary move which would facilitate this arrangement. However, this apparently did not work out as you have elected another course of action.

As the Members indicated, the Agency always gives sufficient time for businessmen to find a suitable replacement location. In your case, we have been working for over three years and you previously signed an agreement to vacate as of November, 1974. We are aware that you have signed a lease for the property at 814 Mission Street and are in the process of preparing plans for the necessary alterations. We have obtained preliminary concurrence from HUD for the physical changes and other relocation benefits. On this basis, we have agreed that you may remain in your present location until the alterations are completed and you have had sufficient time to effect your permanent relocation. It is estimated that this will be February 1976.

I trust that this will make clear the Agency's position with respect to your firm.

Sincerely,

Arthur F. Evans
Executive Director

ROCHESTER BIG & TALL CLOTHING

CORNER MISSION AT THIRD, SAN FRANCISCO, CA 94103 (415) 982-6455

March 13, 1975

Mr. Walter F. Kaplan, Chairman
Redevelopment Agency of the City
and County of San Francisco
939 Ellis St.
San Francisco, Calif.

Dear Mr. Kaplan:

I personally want to thank you and the members of
your Board for the attention given me at your March
11th meeting.

As I stated in my opening remarks, I did not know
what the procedure was at your Board Meetings, or
the fact that you receive the information on the
agenda a week prior to the meeting. I therefore hope
you will accept my apology for suggesting you were
not attentive to the subject regarding the building
on the corner of Mission and Third. I am sending a
copy of this letter to the other Board Members present
to make sure they understand my appreciation, and
accept my apology.

Your response that I make a deal with Lyman Gee and
move into the new Apparel Mart is the best and fair-
est suggestion ever made by the Redevelopment Agency.
We have long been a part of the area involved in the
Yerba Buena project and would like to be a part of it
when it is completed. It was very heartwarming to get
the response from your Board regarding this matter ,
and I would appreciate it if you would advise the
Executive Director, Mr. Evans, regarding your feelings
expressed at the meeting. We are most happy to work
and cooperate with the Redevelopment Agency, and you
can be sure you will receive our continued support.

Yours very truly,

Robert L. Sockolov, President
ROCHESTER BIG & TALL CLOTHING
cc Mr. Stanley E. Jensen
Mr. Joe Mosley
Mr. James A. Silva

-2-

APR 10 1975

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175
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
25TH DAY OF MARCH 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 25th day of March 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

and the following was absent:

Francis J. Solvin, Vice Chairman

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Martha Senger, representing the Goodman Building Group; William Murdock, Fillmore Merchants; and Wesley Slade, Office of the Mayor.

Representing the press were Larry Liebert, San Francisco Chronicle; Dan Borsuk, San Francisco Progress; and Jerry Roberts, Bay Guardian.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the minutes of a Regular Meeting of March 18, 1975, as corrected and as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

- (a) Mrs. Martha Senger, representing the Goodman Building Group, requested and received permission to address the Members. Mrs. Senger reported on the Group's fund raising efforts which to date have resulted in the collection of \$324 from the first of four benefits scheduled for the purpose of raising funds for the purchase and rehabilitation of the Goodman Building in Western Addition A-2. The benefits are being given to commemorate the murals of Aaron Miller in the Emmanuel Church of God in Christ demolished last March.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) The Board of Supervisors has approved the lease and repayment agreement for the Yerba Buena Center Central Blocks public facilities and a hearing on the lease by the Members is scheduled for April 1, 1975.

REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (b) A copy of a letter addressed to Mr. Richard C. Salladin of Orrick, Herrington, Rowley & Sutcliffe from William M. Brinton was received in which arbitration of the Settlement Agreement for Yerba Buena Center is requested on behalf of Alvin Duskin. Mr. Evans indicated that the letter was being evaluated and that the Members would be kept informed of developments.
- (c) Meetings are to be held in Washington, D.C. regarding Site 5 in Hunters Point which appear to offer some encouragement that the problems on this housing development have been resolved.
- (d) The Board of Supervisors appropriated \$125,000 from the general revenue sharing funds to be used toward completion of improvements in the Chinese Cultural and Trade Center.
- (e) Last week the Members authorized travel to Washington, D.C. for Mr. Evans to meet with the Department of Housing and Urban Development (HUD), however, that meeting has been postponed to mid-April. Mr. Evans requested a motion to accommodate the change in date.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that travel authorization dates of March 25-26, 1975 be amended to mid-April on Resolution No. 42-75 adopted March 18, 1975.

Mr. Jensen inquired what delays could occur in the construction of the Yerba Buena Center Central Blocks as a result of the Brinton letter and Mr. Evans indicated that the matter was being analyzed. Agency General Counsel Henry F. Davis indicated that the letter had raised a number of issues which were being evaluated as well as a similar letter received from Mr. Gerald Wright. Mr. Jensen indicated concern about starting construction in Yerba Buena Center.

NEW BUSINESS

- (a) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 37, Yerba Buena Center Approved Redevelopment Project.

This concerns authorization to advertise Demolition and Site Clearance Contract No. 37 in Yerba Buena Center covering demolition of three Market Street buildings located in the future mall area between Market and Stevenson Streets.

MOTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that Demolition and Site Clearance Contract No. 37 in the Yerba Buena Center Project be advertised.

- (b) Resolution No. 55-75 authorizing the Executive Director to enter into a contract with K & B Guard Services in connection with the Hunters Point and India Basin Approved Redevelopment Project.

Authorization is requested to execute a one-year contract with K & B Guard Services for security services in Hunters Point and India Basin Projects not to exceed \$289,168. Services would include a two-man vehicular patrol for 24 hours a day, 7 days a week; 24-hour guard site office service; 24-hour guard in the wartime residential unit area; and 190 days of guard service to be used on an as-necessary basis. Mr. Evans noted that from reviewing the services it was determined that K & B Guard Services was performing satisfactorily.

NEW BUSINESS (continued)

The services have been phased down from the amount of \$379,846 for the preceeding year. Mr. Evans indicated that there had been interest expressed by the Members in ascertaining if this contract provided sufficient services.

Mr. Mosley inquired when the staff reductions were scheduled, and Mr. Evans replied that the \$289,000 contract provided for reduction of the present force of 21 guards to 15 by May 1, 1975 and then a reduction to 12 by July 15, 1975. In reply to Mr. Mosley's question, Mr. Evans indicated that 12 guards would be in service after July 15, 1975.

Mr. Silva inquired if the marketing of India Basin could be affected by the reduction in security services because firms considering lo-ating there could be concerned that there was insufficient protection. Mr. Earl Mills, Assistant Area Director of India Basin, answered negatively noting that the guard service was sufficient and provided a two-man mobile patrol for the purpose of deterring garbage dumpers. He pointed out that the primary need for security was in Hunters Point, especially during the summer vacation when children were on vacation and more likely to be in the construction areas. Mr. Mosley inquired how long this patrol would be needed and Mr. Mills indicated that the summer season posed a problem.

MOTION: It was moved by Mr. Mosley that the security guard service be continued at the present level for six months and then reexamined to determine what service was necessary, after which the contract could then be phased down.

Mr. Jensen inquired what number of guards were used in Western Addition A-2 and Mr. Gene Suttle, Area Director for Western Addition A-2, responded that under the OIC training program 30 persons covered the entire project area and that presently a two-man and one-station guard unit covered the approximately 100 Agency-owned properties. Mr. Suttle noted that there was a provision in the contract which permitted use of four additional guards on an as-needed basis. Mr. Jensen expressed concern about the cost of protection in the proposed contract and inquired about soliciting proposals. Mr. Evans indicated that the Members had directed the staff to negotiate the contract with K & B Guard Service since an extensive effort had been made to solicit proposals just a year ago. Mr. Evans again recommended the one-year contract with the scheduled reduction of guards. Mr. Silva suggested consideration of retaining the full force of 21 guards until September and then phase down from that point. Mr. Jensen indicated that he would like to have the item held over so that he could study the matter further. Mr. Mosley indicated concern that he possibly would not be present next week and therefore wished to act now. Mr. Jensen again requested that the item be held over and suggested that consideration occur only when all Members were present. Mr. Silva noted that an extension of the existing contract would then be necessary since it expires in one week. Chairman Kaplan indicated that the contract would be extended at the current rate and work force until the proposed contract could be considered by all Members.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Kaplan, and unanimously carried that the K & B Guard Services contract for Hunters Point and India Basin be extended on a day-to-day basis at the current rate and work force until a full quorum was present.

NEW BUSINESS (continued)

- (c) Resolution No. 56-75 approving Change Order No. 1 to Demolition and Site Clearance Contract No. 16, Hunters Point Approved Redevelopment Project and authorizing the Executive Director to execute same.

This represents a change order to Hunters Point Demolition and Site Clearance Contract No. 16 with California Demolition Company, Inc. for a six-months' extension. This will permit demolition of the remaining 12 buildings of the 25 structures in the contract as they become vacant. The contract amount of \$26,017 is unchanged.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 58-75 authorizing disbursement of Golden Gateway project tax allocation bond funds for partial cost of fare collection equipment and destination signs for Embarcadero BARTD Station.

Chairman Kaplan indicated that this item would be held over as a result of a request by the Transit Task Force Committee.

ATTENDERS NOT APPEARING ON AGENDA

- (a) Resolution No. 61-75 ratification of travel authorization.

Mr. Evans indicated that it was necessary to have a representative present from the Agency in connection with HUD meetings held in Washington, D.C. concerning Hunters Point Site 5. Mr. Evans indicated that Mr. Morris Phillips, Area Director for Hunters Point, was sent to these meetings on March 25-26, 1975 and ratification for his travel is requested.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:20 p.m.

Respectfully submitted,

Helen L. Sause

Helen L. Sause
Assistant Agency Secretary

APR 21 1975

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
1ST DAY OF APRIL 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 1st day of April 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

and the following was absent:

Francis J. Solvin, Vice Chairman

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Honorable Thomas J. Mellon, Chief Administrative Officer of the City and County of San Francisco; Mrs. Bland Platt, Landmarks Preservation Advisory Board of the City; John L. Frisbee III, National Trust for Historic Preservation; Michael Corbett, Stewart Morton, and Randolph Dehanty, Foundation for San Francisco's Architectural Heritage; Robert Sockolov, Gregg M. Anderson, and Philip D. Humphreys, Rochester Big and Tall Clothing Store; Roy E. Bates, 814 Mission Associates; Arnold Townsend, Benny Stewart, Mary Helen Rogers, Teall Henderson, and Richard Hearn, Western Addition Project Area Committee (WAPAC); Robert Haynie, Haas and Haynie, E. Kent Sibbald, Tamal Construction Company; Chaka Ta and Gail Davis, Fillmore and Fell Corporation; Helen Erickson, Howard Thompson, and William Murdock, Fillmore Merchants; Richard Berridge, Carlisle Becker and Landscape Architects; Bert Tonkin, Western Exhibitors, and William Lowenberg, Michael Luhn, and Ted Frazier, interested citizens.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; Dan Borsuk, San Francisco Progress; and Wilfred Ussery, KDIA Radio.

APPROVAL OF MINUTES

It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of March 25, 1975, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of authorization to execute a project lease, Yerba Buena Center Approved Redevelopment Project Area D-1

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of authorization to execute a project lease, Yerba Buena Center Approved Redevelopment Project Area D-1.

SPECIAL APPEARANCES (continued)

Mr. Thomas J. Mellon, Chief Administrative Officer for the City and County of San Francisco, came forward to address the Members. Mr. Mellon urged the approval of the project lease for public facilities in Yerba Buena Center and the repayment agreement. He indicated that the lease would guarantee the revenue to support the bond issue for the public facilities construction, and it was his opinion that the sources of revenue provided by the financing agreement were satisfactory now that the arena had been eliminated to insure that there was no exposure to the City. Mr. Mellon indicated that the Board of Supervisors had finally approved both documents yesterday. Chairman Kaplan inquired about the time schedule for Yerba Buena Center, and Mr. Mellon replied that arbitration was to commence as requested by Messrs. Alvin Duskin and William Brinton in regard to the settlement agreement as soon as a neutral arbitrator is selected. It is anticipated that the arbitration process will cause about a thirty-day delay which would move the bond sale from April 16, 1975 forward to mid-May. Chairman Kaplan thanked Mr. Mellon for appearing. There being no other persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

NEW BUSINESS

- (a) Resolution No. 63-75 approving and authorizing the execution of a project lease and authorizing and ratifying execution of documents reasonably necessary for the issuance, sale, and delivery of bonds.
- (b) Resolution No. 52-75 approving and authorizing the execution of a repayment contract with the City and County of San Francisco in connection with the Central Blocks development in the Yerba Buena Center Approved Redevelopment Project Area.

Chairman Kaplan indicated that these two items would be considered together. Mr. Evans stated that these items which were the subject of the public hearing just held concerned authorization to execute a lease for the Central Blocks of the Yerba Buena Center project with respect to construction of the parking garage, exhibit hall, meeting rooms, central concourse, and the heating and cooling plant. The second item would authorize execution of the repayment contract which sets forth terms for repayment of tax revenues to offset rental payments under lease stipulations dealing with the sale of \$210 million in bonds.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that these two resolutions be adopted.

PECIAL APPEARANCES (continued)

- (b) Mrs. Bland Platt of the Landmarks Preservation Advisory Board of the City and County of San Francisco requested and received permission to address the Members. Mrs. Platt indicated she was appearing to request action on offering the Mercantile Building at Third and Mission Streets for rehabilitation. She indicated that the Department of Housing and Urban Development (HUD) in compliance with Presidential Executive Order 11593 had undertaken an evaluation of the structures in the project to determine their historical or architectural merit. The survey was performed by a team which included a member of the California State Historic Preservation Office, and the results were sent to

SPECIAL APPEARANCES (continued)

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ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that these two resolutions be adopted.

SPECIAL APPEARANCES (continued)

- (b) Mrs. Bland Platt of the Landmarks Preservation Advisory Board of the City and County of San Francisco requested and received permission to address the Members. Mrs. Platt indicated she was appearing to request action on offering the Mercantile Building at Third and Mission Streets for rehabilitation. She indicated that the Department of Housing and Urban Development (HUD) in compliance with Presidential Executive Order 11593 had undertaken an evaluation of the structures in the project to determine their historical or architectural merit. The survey was performed by a team which included a member of the California State Historic Preservation Office, and the results were sent to

SPECIAL APPEARANCES (continued)

HUD in November 1974. The report was sent to the Agency and it contacted the Landmarks Preservation Advisory Board which expanded its committee to include citizens who would go through the area to ascertain buildings which had merit.

Mrs. Platt indicated that after the committee evaluated the area it determined that only three buildings were of interest and the committee had been working with staff to develop other alternatives to demolition of these buildings and to have these buildings placed on the National Historical Register. She noted that one of these was the Mercantile Building at Third and Mission Streets occupied by the Rochester Big and Tall Clothing Store and that it had been scheduled for retention on the original Redevelopment Plan for Yerba Buena Center. She noted that the building was mentioned in the publication "Here Today", which the Board of Supervisors has adopted as its own survey, and therefore the building's historical merit was independently confirmed. Mrs. Platt indicated that insufficient notice had been given to the National Trust for Historic Preservation, the Foundation for San Francisco's Architectural Heritage, or any of the other individuals involved of the calendaring of the Mercantile Building for the Members' consideration at the March 11, 1975 meeting. Mrs. Platt requested that the Members reconsider offering the building for sixty days to see if an interested developer would consider rehabilitating it.

Mr. John L. Frisbee III representing the National Trust for Historic Preservation came forward and indicated that he had been working closely with the Heritage Foundation to develop an alternative to demolition of this building and others. He noted that this particular building was of post-earthquake construction and had architectural merit. He indicated that it also had an important relationship to the Jessie Street Pacific Gas and Electric Company Substation, as well as St. Patrick's Church, and he requested that the Members afford an opportunity for determination as to whether it could be maintained on an economically sound basis since once the building is razed it is irretrievable.

Mr. Stewart Morton of the Foundation for San Francisco's Architectural Heritage came forward and indicated that an economic feasibility study was being made to see how the building could be used profitably.

Mr. Michael Corbett of the Heritage Foundation came forward and gave the history of the structure since it was first constructed in 1906 and was known as the Aaronson office building. Later it became known as the Mercantile Building and was especially noteworthy as an example of traditional high-rise structures of that era.

Mr. Randolph Dehanty came forward and indicated that the building was an important link between the new construction in the Central Blocks of Yerba Buena Center and the older buildings in the north of Market area.

Mr. Evans indicated that HUD had evaluated the historic aspects of the buildings in the project in preparing its Environmental Impact Statement on Yerba Buena Center approximately one month ago and he had met with representatives of the Landmarks Preservation Advisory Board Committee to discuss the three buildings of possible historic interest or architectural interest to them. Mr. Evans expressed at that meeting his difficulty in understanding how this building

SPECIAL APPEARANCES (continued)

could be integrated into the modern architecture of the Yerba Buena Center Central Blocks, particularly since the rear and two sides of the building would front on Jessie Street and the Plaza area. At that time the Committee stressed the need to retain the building as originally contemplated because it had architectural and historical merit of a particular period. Mr. Evans agreed that he would recommend to the Members that the building be offered for rehabilitation soliciting proposals only under the four following conditions: (1) that the purchase price be the fair market value estimated at \$1,300,000; (2) that the architectural treatment of the exposed sides and back of the building be handled adequately; (3) that the offering period of sixty days be nonextendable for any reason; and (4) that on any proposal coming forward there be a nonrefundable deposit of \$55,000, regardless of whether the rehabilitation takes place or not. Mr. Evans indicated further that under no circumstances would the consideration of retention of the building delay any relocation activities.

Chairman Kaplan indicated that these matters had been considered at a previous meeting, and Mr. Evans responded that he merely wished to explain these items since Mrs. Platt had not been at the meeting when these matters were discussed and since she had requested reconsideration of the matter by the Members. Chairman Kaplan indicated that at the meeting of March 11, 1975 the Members had adopted a motion which established that the building would not be offered for rehabilitation and that Mr. Sockolov would be given six months in which to relocate. He also noted that if anyone wished to make a proposal for rehabilitating the building this could be done within that time.

Mr. Silva inquired if the Heritage Foundation representatives had agreed to the conditions of the proposed offering, and Mr. Evans answered affirmatively. Chairman Kaplan indicated that the building would not be offered and after it was vacant it would be demolished unless someone had come forward with a proposal.

Mr. Jensen commented that the Alaska Commercial Building at 310 Sansome Street had been allowed to be demolished for construction of a Bank of Tokyo, and it had a great deal more architectural merit than the Mercantile Building. He stressed that it was difficult to visualize fitting the Mercantile Building into the Yerba Buena Center project as a landmark and expressed concern at the great expense that would be involved in attempts to do so.

- (c) Mr. Robert Sockolov of the Rochester Big and Tall Clothing Store requested and received permission to address the Members on the matter of his relocation from the Mercantile Building. Mr. Sockolov presented the Members with copies of a brochure detailing the history of the clothing store. He indicated that Chairman Kaplan had indicated at the March 11, 1975 meeting that the Rochester Clothing would not be put out on the street and should be relocated into the new apparel mart. He noted that he had a letter from Mr. Lyman Jee indicating that he was willing to allocate space for the Rochester Clothing Store in the apparel mart. Mr. Sockolov stated he wished to remain in his present location until he was ready to move there around the spring of 1977. Chairman Kaplan noted that any indication that Rochester Clothing should move into the apparel mart was predicated upon incomplete information and that at no time did Mr. Sockolov inform the Members that he had signed a lease to

SPECIAL APPEARANCES (continued)

occupy space in the 814 Mission Street building. He stressed that the Agency would be paying a substantial sum to make Mr. Sockolov's relocation feasible and for this reason there was no justification for Rochester Clothing to remain in the Mercantile Building. Mr. Sockolov stated that at no time had he intended to move the Rochester Big and Tall Clothing Store to 814 Mission Street but that he had only intended to use it as a warehouse and therefore needed to remain in the Mercantile Building. Discussion followed on the procedures under which the Agency had received HUD concurrence in physical changes and other relocation benefits estimated to be in the vicinity of \$400,000.

Mr. Evans indicated that Mr. Sockolov's participation in applying to HUD for these relocation benefits assured the staff he was acting in good faith intending to move to the 814 Mission Street location. Mr. Silva inquired if these issues had been presented by staff at the March 11, 1975 meeting, and Mr. David L. Collins, Area Director for Yerba Buena Center, answered negatively indicating that at that time the issue was one offering the Mercantile Building for rehabilitation rather than that of Mr. Sockolov's relocation, and it was not until the action of the Members rejecting the offering of the building that Mr. Sockolov came forward and raised these issues. Mr. Evans noted that even if the building were to have been rehabilitated, Mr. Sockolov could not have remained because the work was so extensive it would require a year to complete.

Mr. Evans indicated that the present rental of Rochester Clothing was approximately 16 cents per square foot while the 814 Mission Street location would be about 25 cents per square foot, and space in the apparel mart would be from 75 to 80 cents per square foot. Mr. Jensen inquired about Mr. Sockolov's indication that his firm wanted to purchase the Mercantile Building, and Mr. Evans indicated this was predicated upon the offering of the building for rehabilitation and compliance with the terms of the offering, including the \$55,000 nonrefundable deposit. Mr. Sockolov indicated it would only cost \$50,000 to move his store into the apparel mart and suggested that the \$400,000 to be expended for his move to the 814 Mission Street building would primarily benefit the owners of the building. Mr. Evans indicated that there was nothing to preclude Mr. Sockolov's eventual move into the apparel mart, however, the Mercantile Building had to be vacated for demolition.

Mr. Sockolov indicated that he had always wished to remain at Third and Mission Streets and then move into the apparel mart when it was completed. He was willing to pay the attendant costs even if they included the amount of increased demolition costs for the Mercantile Building at that time.

Mr. Evans indicated that there was no guarantee that Mr. Sockolov would move at that time nor that another suitable place could be found for him. Mr. Sockolov reiterated that Mr. Jee had confirmed that he could move into the apparel mart and in response to Mr. Evans's indication that the staff had worked with him to develop this proposed relocation plan Mr. Sockolov noted that there had been litigation which had prevented the Agency's contacting tenants until the past year. Mr. Silva expressed his belief that since the Agency was not involved with the Rochester Clothing Store lease for 814 Mission Street he wished to delay the item. Chairman Kaplan noted that there was no action before the Members for consideration. Mr. Evans stressed that the building had to be vacated so that demolition could proceed on schedule.

SPECIAL APPEARANCES (continued)

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SPECIAL APPEARANCES (continued)

Discussion followed on the application for relocation costs made to HUD regarding its approval for making necessary changes to 814 Mission Street to allow the Rochester Clothing Store to occupy the building. It was emphasized that these monies would be paid only if Rochester Clothing was the firm that moved into the 814 Mission location. Chairman Kaplan indicated that presentation of remarks was closed.

NEW BUSINESS (continued)

- (c) Resolution No. 60-75 authorizing the Executive Director to enter into an owner participation agreement with a certain property owner in Yerba Buena Center Approved Redevelopment Project Area D-1, Assessor's Block 3750, Lot 9.

This represents an owner participation agreement with the Ares Commercial Properties at 650 Harrison Street for work costing \$10,000 to renovate the exterior and interior, undergrounding of utilities, sidewalk widening, street tree planting, and correction of code deficiencies.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 57-75 authorizing termination of agreement for disposition of land for private redevelopment pertaining to Parcel 3735-A, Yerba Buena Center Approved Redevelopment Project Area D-1.

This concerns termination of the Haas and Haynie disposition agreement and authorizes return of \$75,000 deposit on the parcel, because the developer was unable to obtain an adequate loan commitment. This request is in accordance with the terms of the agreement.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) A resolution entitled: (Resolution No. 64-75)

APPROVING AND PROVIDING FOR THE EXECUTION OF A FIFTH AMENDATORY CONTRACT AMENDING LOAN AND GRANT CONTRACT NO. CALIF. R-59 BY AND BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO AND THE UNITED STATES OF AMERICA

was introduced by Chairman Kaplan.

Said resolution was then read in full and discussed and considered.

Mr. Silva then moved the adoption of the resolution as introduced and read. Mr. Mosley seconded the motion, and on roll call the following voted "Aye":

Mr. Kaplan
Mr. Jensen
Mr. Mosley
Mr. Silva

NEW BUSINESS (continued)

and the following voted "Nay":

None

The Chairman thereupon declared the motion carried and the resolution adopted as introduced and read.

The Chairman thereupon declared the motion carried and the resolution adopted as introduced and read.

Mr. Evans indicated that this item concerned an amendment to the loan and grant contract increase of \$1,890,000 of the temporary loan and capital grant funds for fiscal year 1974 money. The following two items will provide for new contracts with HUD revised to reflect disbursement of 1974 money also.

(f) A resolution entitled: (Resolution No. 65-75)

APPROVING AND PROVIDING FOR THE EXECUTION OF A THIRD AMENDATORY AGREEMENT AMENDING NEIGHBORHOOD FUNDING AGREEMENT NO. 4 FOR LOAN AND CAPITAL GRANT CONTRACT NO. CALIF. A-5 BY AND BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO AND THE UNITED STATES OF AMERICA

was introduced by Chairman Kaplan.

Said resolution was then read in full and discussed and considered.

Mr. Silva then moved the adoption of the resolution as introduced and read. Mr. Mosley seconded the motion, and on roll call the following voted "Aye":

Mr. Kaplan
Mr. Jensen
Mr. Mosley
Mr. Silva

and the following voted "Nay":

None

The Chairman thereupon declared the motion carried and the resolution adopted as introduced and read.

Mr. Evans indicated that this amendment to the loan and grant contract represented an increase of \$4,224,498 in grant fiscal year 1974 money.

(g) A resolution entitled: (Resolution No. 66-75)

APPROVING AND PROVIDING FOR THE EXECUTION OF AN ELEVENTH AMENDATORY CONTRACT AMENDING LOAN AND GRANT CONTRACT NO. CALIF. R-54 BY AND BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO AND THE UNITED STATES OF AMERICA

was introduced by Chairman Kaplan.

BUSINESS (continued)

Said resolution was then read in full and discussed and considered.

Mr. Silva then moved the adoption of the resolution as introduced and read.
Mr. Mosley seconded the motion, and on roll call the following voted
"Aye":

Mr. Kaplan
Mr. Jensen
Mr. Mosley
Mr. Silva

and the following voted "Nay":

None

The Chairman thereupon declared the motion carried and the resolution adopted as introduced and read.

- (h) Consideration of minipark construction, Western Addition Approved Redevelopment Project Area A-2.

Mr. Evans requested Mr. Wilbur Hamilton, Deputy Executive Director, to present this item to the Members. Mr. Hamilton indicated that there had been community concern about the construction of miniparks in the Western Addition A-2 and indications of uncertainty that these parks would be built. He noted that the Redevelopment Plan for Western Addition A-2 and the Cooperation Agreement between the City and County of San Francisco and the Redevelopment Agency both required provision of such open space and he cited the Buchanan Street Mall as being a good example of a successful minipark in combining good design, involving community participation, as well as functional open space. Mr. Hamilton indicated that the bids were invited from over 100 firms for construction of four miniparks, the Mary Ellen Pleasant sidewalk widening, and reconstruction of utilities and pavement in Cottage Row. The low bid for the miniparks, sidewalk widening and Cottage Row work was received from Tamal Construction Company for \$339,500. He noted that the Cottage Row work and certain street tree planting which was included in the bids was a separate and independent matter from the miniparks and it was necessary to include this work in the scope of services to provide proper coordination.

The Members expressed concern about two elements of this work. These concerns involved costs and provision of contract opportunities for small and minority contractors. As a result the Members had directed the staff to divide the work into five separate contracts and to seek new bids. Preparation for this has proceeded. Mr. Hamilton noted that with respect to concerns about cost, the Tamal bid had approximately \$75,500 work allocated to the Cottage Row work, \$3,000 for street tree planting, approximately \$18,000 for decorative light poles, and approximately \$5,000 could be attributed to decorative paving materials. The cost per park averaged \$48,000, or an average of \$11.65 per square foot, if these items were separated out. Thus, the actual costs attributable to park construction were comparable to the cost experience of the City's Recreation and Park Department.

NEW BUSINESS (continued)

Mr. Hamilton commented that Mr. Jensen had expressed his belief that the park at 24th and Bryant Streets was attractively constructed and noted that this park had been constructed by Tamal Construction Company at a cost comparable to that proposed for the Western Addition A-2 notwithstanding the escalation factor since the park was built two or three years ago. With respect to involvement of minority subcontractors, meetings were held and staff was advised that even the proposed division of work into five parks was difficult for them to bid since their primary interest was in landscaping and not in the engineering and technical aspects which they were unable to handle. Tamal Construction met with the minority contractors and an agreement was arrived at that Mr. George Jackson would do the landscaping. There is a further cost escalation factor that was presented by Mr. Hamilton for consideration by the Members. The contractor's bid which was originally submitted December 12, 1974 was extended from March 12 until April 12, 1975.

However, effective June 16 there will be a substantial increase in labor costs in San Francisco as a result of new labor contracts and this would definitely affect the costs resulting from rebidding of the parks. Mr. Hamilton also noted that if construction did not start these parks would not be available for use during the summer and the community was concerned about this. Another cost factor for consideration was that HUD had advised the staff that if the parks were rebid and the low bid was at a higher figure than the low bid rejected, then HUD would not pay the difference but would require the Agency to do so from City funds. Since the costs were comparable to such construction in the City and minority contractors were involved, Mr. Hamilton recommended that the Members reconsider the award of the contract for construction of the parks.

Mr. Richard Berridge, representing Carlisle Becker Landscape Architects, came forward and indicated that inherent in the design of the parks was the consideration of the requirements of City, Agency, and citizen groups. He also noted that in designing the parks the primary criteria were to keep them simple and functional while still providing maximum recreational potential. The materials to be used in the construction were moderate in cost and installation and of low maintenance. The Art Commission has approved the plans with commendations for design excellence.

MOTION: It was moved by Mr. Mosley to reaffirm the previous action of the Members directing staff to seek bids for each individual park.

Mr. Mosley indicated his objection to the inclusion of trees, utilities, and other work which was not part of the parks. Mr. Jensen questioned how long rebidding would delay the parks since the increase of labor costs would be substantial. Mr. Hamilton responded that a substantial portion of the work would fall beyond the June 15 date when the new labor rates were effective and this would result in increased costs. In response to Mr. Jensen's inquiry, Mr. Hamilton reaffirmed that the 24th and Bryant Street park was built at a cost comparable to those for the miniparks. Mr. Silva inquired how and when these parks could be bid both separately as five contracts and together as one, and Mr. Hamilton indicated that they would not be put out simultaneously on this basis and reiterated that small minority contractors would not be able to bid because they could not perform the type of work involved and were only interested in the landscaping work. Mr. Mosley

NEW BUSINESS (continued)

indicated his belief that the parks should be bid separately because the parks cost too much money for what the Agency was receiving. Mr. Hamilton indicated that work was proceeding to prepare five separate contracts for bid but this could be modified to exclude the Cottage Row utility work. Mr. Mosley noted that he did not believe the Cottage Row should be done with the parks, but Mr. Evans indicated that it was proposed to have the work done at the same time as it provided the necessary coordination of the work and would cost less. Mr. Jensen emphasized his belief that it would be difficult to obtain a lower bid and the parks were needed for the children.

Chairman Kaplan inquired if the motion was seconded.

SECOND: The motion proposed by Mr. Mosley was seconded by Mr. Silva.

Mrs. Mary Helen Rogers, representing the Western Addition Project Area Committee (WAPAC), came forward and requested permission to speak, indicating that she was representing the community. She requested that the Members reconsider their action in rejecting the low bid for construction of the miniparks since the community had worked hard for three years to get to the point where the parks could be built. She noted that since costs were escalating it did not make sense to put the parks out to bid again particularly by dividing the work into five contracts because one contractor could build the parks for less cost in administration alone than five firms, plus any delays which would only add to the costs. She indicated the parks were desperately needed for small children and senior citizens, as well as for the open space called for in the Redevelopment Plan. She indicated that there were several areas where these parks were essential. Mr. Mosley stressed that he did not oppose the parks but was concerned that the parks were too expensive. Discussion followed of the items to be included in the parks. Mr. Hamilton indicated that a breakdown of the items by cost was available if Mr. Mosley wished to peruse them. Mrs. Rogers expressed concern about money spend on such things as saving the Victorians but that things such as parks which would be of benefit to the entire community were not approved.

Mr. Mosley withdrew his previous motion.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, that the contract be awarded to Tamal Construction Company on the basis of low bid received with the deletion by change order of the items concerning the \$75,500 for Cottage Row utility reconstruction, \$18,000 for less decorative light poles; and \$5,000 for surface treatment materials.

Mr. E. Kent Sibbald of Tamal Construction Company came forward and in response to the Members' questions indicated that he would have to take this under advisement for one day as this change would involve subcontractors which would require some analysis of their bids.

Agency General Counsel Henry F. Davis indicated that the motion was illegal since the bid was on a lump sum basis not bid by unit price, and a change order made before the award of the contract was illegal.

Mr. Jensen indicated his belief that if the contract were put out to bid that it would come in at a higher cost and since he was not an expert he accepted the technical opinion of the staff that the low bid was correct for all items and proposed consideration that the contract be awarded in toto.

NEW BUSINESS (continued)

Mr. Silva indicated that the Members would soon know if the contractor would accept the award with the change order. Mr. Davis indicated this was not in accordance with competitive bidding procedures. Discussion followed on the legal aspects. Mr. Jensen commented that an acceptable low bid had been received and the parks were needed; therefore, as a result of his concern about delays and rising costs, he suggested that award be made to Tamal Construction Company. Discussion followed on the notice given to the Members that the Cottage Row utilities and other items were involved in the contract. It was decided that the rising costs presented an overriding issue to the concern about the cost of the bid before the Members.

MOTION: It was moved by Mr. Jensen and seconded by Mr. Mosley that the motion made on February 4, 1975 rejecting the low bid by Tamal Construction Company be rescinded.

Resolution No. 2-75 awarding Site Improvement Contract No. 10, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Tamal Construction Company, on the basis of low bid received, and authorizing the Executive Director to execute same.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, that this resolution be adopted, and on roll call the following voted "Aye":

Mr. Kaplan
Mr. Jensen
Mr. Mosley
Mr. Silva

and the following voted "Nay":

None

and the following abstained:

None

The Chairman thereupon declared the motion carried.

Chairman Kaplan turned the Chair over to Acting Vice Chairman Jensen at 5:20 p.m. and left the room.

- (i) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 62, Western Addition Approved Redevelopment Project Area A-2.

This item concerns authorization to advertise Demolition and Site Clearance Contract No. 62 in the Western Addition A-2 project to provide for clearance of ten buildings, clearance of debris, backfilling placement and removal of retaining wall and pavement. Seven of the ten buildings are vacant and the remainder are on high priority sites.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that Demolition and Site Clearance Contract No. 62, Western Addition Approved Redevelopment Project Area A-2, be advertised.

NEW BUSINESS (continued)

- (j) Resolution No. 59-75 electing to be subject to the Meyers-Geddes State Employees' Medical and Hospital Care Act and fixing the employer's contribution at an amount greater than that prescribed by Section 22825 of the Government Code.

This concerns a request to grant the Executive Director authorization to contract with the Board of Administration PERS for the State health benefits program which represents additional health benefits for the staff. A poll of staff showed preference for the new plan.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Mr. Arnold Townsend of WAPAC came forward to speak regarding the Fillmore Center proposal. He indicated that the 120-day extension for negotiating rights granted to the Pyramid Development Corporation (PDC) expires April 2, 1975, and he was under the impression that the matter was to have been calendared today. He also indicated that it was his understanding that if an extension were not granted that PDC would have no status as the developer of the Fillmore Center, and he questioned the basis for their continued operation under such circumstances. Mr. Townsend indicated that since the last discussion before the Members, WAPAC had received no plans from PDC until today when a letter dated March 28 and the schematics dated April 1, 1975 had been received. He indicated that he found the submission inadequate and unacceptable to WAPAC. He expressed concern that PDC was not responsive to the needs of the community, particularly the minority business people who have had to relocate outside the area.

Chairman Kaplan rejoined the meeting at 5:30 p.m. and Mr. Jensen left.

Mr. Townsend indicated that WAPAC and the community were still opposed to the post office. He indicated that the community did object to the post office and the lack of involvement of merchants from the area in the development. He indicated that there was now nothing in the area to attract people and no recreation such as theaters or skating rinks. He questioned why the Agency backed PDC and alleged that certain of the PDC principals were of questionable financial status. He stressed that he wanted a development that the community could be proud of. He noted that the PDC had had sufficient time to come up with a creative proposal but it had not done so. He alleged that the Fillmore Center development was being used as a political payoff, and that the community was entitled to know the status of PDC.

Mr. Jensen returned to the meeting at 5:35 p.m.

Mr. Evans indicated that it appeared the two questions concerning Mr. Townsend were those of status and time scheduling. He noted that the PDC exclusive negotiating rights ended April 2, 1975 and that no extension of time was contemplated and PDC had no status when its rights expired. Mr. Evans indicated that the Agency had received the same material as WAPAC from PDC and that staff had not had an opportunity to study the time schedule or the material, but over the next two to three weeks the results of staff evaluation would be given to WAPAC and the community, after which there

MATTERS NOT APPEARING ON AGENDA (continued)

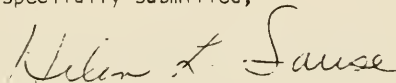
would be a public hearing. He indicated that adequate opportunity would be afforded at the public hearing for consideration of the matter.

Mr. Benny Stewart came forward to comment on the lack of information on the narrative statement submitted by PDC.

ADJOURNMENT

It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Helen L. Sause".

Helen L. Sause
Assistant Agency Secretary

APR 28 1975

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
8TH DAY OF APRIL 1975

SAN FRANCISCO
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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 8th day of April 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Stanley E. Jensen
James A. Silva

and the following were absent:

Francis J. Solvin, Vice Chairman
Joe Mosley

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Don Hillebrandt, Lowney/Kaldveer Assoc.; Don Clark, Cooper-Clark and Associates; Frank Rollo and Robert T. Lawson, Harding-Lawson Associates; Lane Jenkins, Lane Quality Insulation and Sound; Dian Blomquist, Bay Area Women's Coalition; William Murdock, Fillmore Merchants; James Beasley, Model Cities; Leland Meyerzon, District Council No. 5, Economic Opportunity Council; Teally Henderson, Ralph Hodge, and Ted Frazier, San Francisco Coalition; and James Robinson and Rich Sorro, interested citizens.

Representing the press were Larry Liebert, San Francisco Chronicle; and Don Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the minutes of a Regular Meeting of April 1, 1975, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) The new community development funding provides San Francisco with \$57 million over the next two fiscal years which is totally inadequate to maintain program levels. The Agency alone needs \$45 million during this period. The City has filed an application for \$10 million to be taken from the "urgent needs" funding category of the Department of Housing and Urban Development (HUD).
- (b) Four development proposals have been received for the commercial site in Diamond Heights at Addison and Diamond Heights Boulevard. The submissions are being evaluated and a recommendation will be made as to which developer has the better proposal. The material is available should the Members wish to study it.

REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (c) Under the Housing and Community Development Act of 1974 one of the programs terminated was the 312 loan program. This was a unique program which provided direct Federal loans to home owners for rehabilitation and the money was paid back into a revolving fund. The program was well administered and its termination was very detrimental to rehabilitation. Since termination of the 312 program eight months ago, the Agency has received more funds than when the program was operative. Recently \$200,000 has been received for Western Addition A-2. It is hoped that legislation continuing the program, which is now being considered by Congress, will be enacted.
- (d) The firm commitment for Moderate-Priced Private Housing Site 5 in Western Addition A-2 has been received. Construction is expected to start within a month and a half.
- (e) Mr. Evans noted that the press articles concerning Yerba Buena Center have been essentially accurate. The Agency continues to be faced with the fact that one or two individuals continue to frustrate a project the City has worked for almost ten years to achieve. The City and Agency staff are proceeding on the arbitration and to do everything possible to clear the way for start of construction.

Mr. Jensen emphasized his great concern at the ability of a few persons to delay the project and stressed that even those who had lived in the project area were now in accord and wanted the project built. Mr. Jensen stated that this effort to halt the project was particularly disgraceful when there was so much unemployment, and the prospect of losing the 9,000 construction jobs and 22,000 permanent jobs in the Yerba Buena Center affected the entire city. He indicated that the Agency had been instrumental in developing projects which provided housing and jobs throughout the city. He also noted that labor groups in the city would not stand idly by with thousands of people out of work and people waiting for housing while two people held up the project.

Discussion followed on the status of setting up the arbitration requested by Mr. Gerald Wright, and Agency General Counsel Henry F. Davis indicated that Mr. Wright has selected an arbitrator and has agreed to be bound by arbitration. Mr. Evans indicated that there was still no agreement on a neutral arbitrator. In reply to Chairman Kaplan's question, Mr. Davis indicated that it was anticipated that the arbitration would be completed at the end of April. Chairman Kaplan expressed concern that the award of the construction contract expires June 19, 1975. Mr. Davis indicated that commencement of the contract could be extended for a sufficient period to enable completion of the arbitration, however, there is concern that there would not be sufficient time for the matter to be appealed through the entire judicial process. Mr. Jensen inquired if arbitration decision would be final, and Mr. Davis answered affirmatively but noted it was subject to civil procedures although it was rare that a court would upset an arbitrator's decision.

Mr. James Beasley of Model Cities and the San Francisco Coalition requested and received permission to address the Members. Mr. Beasley indicated that he shared the concerns of the Agency about the need to commence the project and that the jobs were needed, adding that the San Francisco Coalition intended to take corrective steps.

REPORT OF THE EXECUTIVE DIRECTOR (continued)

Mr. Leland Meyerzon of the San Francisco Coalition and District Council No. 5 of the Economic Opportunity Council requested and received permission to address the Members. He indicated that the housing and jobs were badly needed and expressed regret that the sports arena had been eliminated from the development. Mr. Evans indicated that he was hopeful that Yerba Buena Center's sports arena would be built when the public facilities were under construction.

W BUSINESS

- (a) Resolution No. 15-75 authorizing the issuance of a departmental work order to the San Francisco Department of Public Works for inspection services in conjunction with Site Improvement Contract No. 10 in the Western Addition Approved Redevelopment Project Area A-2.
- (b) Resolution No. 14-75 authorizing the issuance of a departmental work order to the San Francisco Water Department for work to be performed in conjunction with Site Improvement Contract No. 10 in the Western Addition Approved Redevelopment Project Area A-2.
- (c) Resolution No. 11-75 authorizing the Executive Director to execute Change Order No. 4 to the contract for landscape architectural services for the design of five miniparks in the Western Addition Approved Redevelopment Project Area A-2.

Chairman Kaplan indicated that these three items would be considered together. Mr. Evans indicated that the first item concerned a work order not to exceed \$20,000 with the Department of Public Works for construction inspection, surveying and material testing in connection with Site Improvement Contract No. 10 in the Western Addition A-2 area. The second item concerns another work order not to exceed \$1,000 with the Department of Public Works in connection with the same contract for installation of water meters for irrigation. The third item is a change order to the landscape architectural contract with Carlisle Becker not to exceed \$3,650 for design supervision of the same site improvement contract.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that these resolutions be adopted.

- (d) Resolution No. 67-75 ratifying and approving action of the Executive Director in soliciting bids in connection with rehabilitation of an Agency-owned structure on Lots 22 and 23, Block 724, in the Western Addition Approved Redevelopment Project Area A-2; awarding said contract to Jun Kwok Tom on the basis of low bid received; and authorizing execution thereof.

This concerns award of a contract to the lowest of seven bidders, Jun K. Tom, for \$199,765 to renovate an Agency-owned structure for use as a site office for the next two to three years, because the present site office is to be sold to the City. The contractor has performed work for the Agency previously and is reputable.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

NEW BUSINESS (continued)

Mr. Silva inquired how much it would cost to reconvert the property for sale as a six-unit apartment, and Mr. Evans indicated it would be about \$40,000 since the code and rehabilitation work was being done now. The building will be sold for an estimated \$175,000.

- (e) Consideration of selection of soils consultant for Personal Services Contract IE-10, India Basin Approved Redevelopment Project.

Soils consultant services are needed for the India Basin project. Mr. Evans indicated that three firms had been interviewed which were qualified and capable. Chairman Kaplan asked if representatives from the three firms were present.

Mr. Don Hillebrandt of Lowney/Kaldveer Associates came forward and indicated that the experience of his firm for the past six years was in the Bay Area and of his own in the city for the past eleven years. He indicated that the work would be done in three phases, the first being the detailed investigation of soils, the second the filling of the surcharge, and the third that of individual work done for individually constructed facilities. Chairman Kaplan inquired if he had experience in taking over work where someone else had been on the site before him, and Mr. Hillebrandt indicated that he had and there had been no problems. He discussed the various jobs he had performed and in answer to Mr. Silva's question indicated he anticipated no problems in following another soils consultant since their parameters were similar and he was familiar with the soils conditions around Islais Creek which were similar to those of India Basin.

Mr. Don Clark of Cooper-Clark & Associates came forward and indicated that the work would be handled from their San Francisco office and that he had no concerns about accepting work done by another consultant. He indicated that he had received the investigative soils report and would finish the job essentially as it was programmed. He noted that his main office had been in Palo Alto since 1958 and employed forty people. Chairman Kaplan asked if the firm had done large jobs and Mr. Clark answered affirmatively indicating that his work experience was comparable to that of other soils consultant firms. He noted the various locations in which it had worked.

Mr. Robert Lawson of Hardin-Lawson Associates came forward and indicated that the firm had performed work for the Agency since 1966 and had worked in India Basin since 1968. He founded his firm in San Francisco in 1955 and had performed work on bay mud sites for the Port of San Francisco's LASH Terminal. Mr. Frank Rollo of the firm came forward and added that the firm had first worked with the George S. Nolte team in India Basin in 1968 and cited the firm's experience in particular soils problems and placement of new fill, as well as surcharge and recompaction of existing material. Mr. Lawson indicated that the firm had knowledge and background of the site which could be gained only from early experience in India Basin. Mr. Silva inquired if in the past the firm had followed another soils consultant and had run into any difficult problems, and Mr. Lawson indicated that he had followed other firms and had experienced no problems in doing so.

NEW BUSINESS (continued)

MOTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the staff be directed to negotiate a contract with the firm of Lowney/Kaldveer Associates for soils consultant services in the India Basin Approved Redevelopment Project.

- (f) Resolution No. 69-75 ratifying and approving action of the Executive Director in accepting an offer from Recyclix to insulate, at no cost to the Agency, a single-family residence located in the Hunters Point Project at 1462 Innes Avenue.

This concerns a request by the firm of Recyclix to insulate with "Thermtron 500" an Agency-owned building at 1462 Innes Avenue in Hunters Point at no cost to the Agency for promotional purposes. Since this constitutes a gift, approval of the Members is required.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (g) Resolution No. 68-75 authorizing refund to Embarcadero Center of portion of performance deposit in connection with the Embarcadero-Lower Market Approved Redevelopment Project Area E-1.

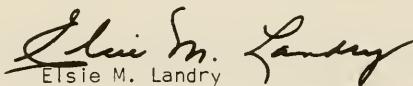
This concerns a refund of \$362,612 with a balance of \$215,982 still on deposit to the Embarcadero Center for completion of construction in Blocks 230, 231, and 234. This deposit was based on five percent of the purchase price of \$7,252,233. Three buildings have been completed and one remains to be completed.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

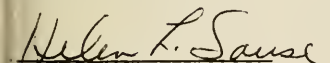
ADJOURNMENT

It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:35 p.m.

Respectfully submitted,


Elsie M. Landry
Assistant Agency Secretary

Witnessed by:


Helen L. Sause
Assistant Agency Secretary

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
22ND DAY OF APRIL 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 22nd day of April 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

- Walter F. Kaplan, Chairman
- Francis J. Solvin, Vice Chairman
- Stanley E. Jensen
- Joe Mosley
- James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Teall Henderson, Western Addition Project Area Committee (WAPAC); James Beasley, Model Cities Agency; William Murdock, Fillmore Merchants; and Mrs. Bland Platt, Landmarks Preservation Advisory Board of the City.

Representing the press were Larry Liebert, San Francisco Chronicle; and Don Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the minutes of a Regular Meeting of April 8, 1975, as corrected and as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 687-E and Parcel 688-F, Western Addition Approved Redevelopment Project Area A-2.

(a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 687-E and Parcel 688-F, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 674-A, Western Addition Approved Redevelopment Project Area A-2.

(b) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 674-A, Western

SPECIAL APPEARANCES (continued)

Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 677-A, Western Addition Approved Redevelopment Project Area A-2.

- (c) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 677-A, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 685-F, Western Addition Approved Redevelopment Project Area A-2.

- d) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 685-F, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1100-L, Western Addition Approved Redevelopment Project Area A-2.

- (e) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1100-L, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1100-P, Western Addition Approved Redevelopment Project Area A-2.

- (f) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1100-P, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1129-F, Western Addition Approved Redevelopment Project Area A-2.

- (g) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1129-F, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

SPECIAL APPEARANCES (continued)

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1129-M, Western Addition Approved Redevelopment Project Area A-2.

- (h) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1129-M, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) The proposed settlement agreement with Mr. Alvin Duskin for the Yerba Buena Center Central Blocks is being forwarded to the Members for consideration next Tuesday. On April 23, 1975 the Finance Committee of the Board of Supervisors will consider the agreement and then on April 28 it will be before the Board of Supervisors. Mr. Jensen indicated objections that there was still no guarantee the project would be built even after the additional \$20 million required by the agreement is spent by the City. He indicated that such delays had eliminated the sports arena and he also objected to the number of jobs mentioned as being 300 when in reality there were more than 9,000 construction jobs. Mr. Jensen expressed concern that the Members had had no opportunity to comment on the settlement agreement during negotiations.

Chairman Kaplan inquired if another lawsuit could be initiated after the settlement agreement was signed, and Mr. Evans responded that although there were none pending at the moment this did not preclude the future filing of an action. He indicated the construction bids were now in and the next step was the bid and sale of the bonds. Mr. Jensen again expressed concern on the method of negotiations employed and stressed that this was no reflection on the tremendous job done by Mr. Evans on behalf of the Agency. Mr. Evans indicated that under the circumstances the settlement agreement was the best attempt to resolve the matter and requested the Members to review it and reach their decision.

- (b) Last Friday evening the Hunters Point South School was dedicated. This school was built with Agency bond funds and is a credit to the school district, community, and Agency.
- (c) Attempts are being made by the Department of Housing and Urban Development (HUD) to speed up the development of housing on six housing sites, four in Western Addition A-2 and two in Hunters Point, which would provide a total of approximately 500 units.

NEW BUSINESS

- (a) Resolution No. 78-75 authorizing the Executive Director to enter into an owner participation agreement with the owner of Lot 15 in Assessor's Block 688 and to enter into a disposition agreement and execute necessary conveyance instruments in connection with Parcel 687-E and Parcel 688-F; approving the method of sale, the minimum disposal price, and ratifying and confirming publication of a notice of public hearing; all in connection with the sale of Parcels 687-E and 688-F, Western Addition Approved Redevelopment Project Area A-2.

NEW BUSINESS (continued)

- (b) Resolution No. 72-75 ratifying publication of notice of public hearing; authorizing the Executive Director to enter into an agreement for disposition of land and improvements for private housing rehabilitation of Parcel 674-A; approving disposition price; authorizing execution of a deed for conveyance of said parcel; and making certain findings and determinations therewith, Western Addition Approved Redevelopment Project Area A-2.
- (c) Resolution No. 79-75 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel 677-A, Western Addition Approved Redevelopment Project Area A-2.
- (d) Resolution No. 80-75 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel 685-F, Western Addition Approved Redevelopment Project Area A-2.
- (e) Resolution No. 81-75 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel 1100-L, Western Addition Approved Redevelopment Project Area A-2.
- (f) Resolution No. 82-75 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel 1100-P, Western Addition Approved Redevelopment Project Area A-2.
- (g) Resolution No. 83-75 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel 1129-F, Western Addition Approved Redevelopment Project Area A-2.
- (h) Resolution No. 84-75 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel 1129-M, Western Addition Approved Redevelopment Project Area A-2.

Chairman Kaplan indicated that these eight resolutions would be considered together, which were the subject of the public hearings just held. Item 9(a) concerned disposition of Parcels 687-E and 688-F to Elsa Miles for \$4,200 in addition to the execution of an owner participation agreement for rehabilitation for work to be done by the owner at an estimated cost of \$68,000. Item 9(b) concerns disposition of Parcel 674-A to Mr. Edmund W. Quarry for \$58,000, the former owner, who will rehabilitate the structure at 1843-49 Bush Street. Items 9(c) through (h) concern disposition of six of the buildings with landmark designations whose move to a new location was completed December 1974. Since no certificate holders responded to the offering, the parcels will be disposed of as follows: 677-A to George Stewart for \$10,500; 685-F to Byron and Carla Trott for \$7,830; 1100-L to Jane Ophuls for \$4,559; 1100-P to Michael Erlin for \$8,222; 1129-F to Mary Catherine Page for \$7,138; and 1129-M to Charles Page for

NEW BUSINESS (continued)

\$6,687, for a total disposition amount of \$44,936.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that these resolutions be adopted.

- (i) Resolution No. 85-75 authorizing the Executive Director to enter into an owner participation agreement with a certain property owner in Western Addition Approved Redevelopment Project Area A-2, Assessor's Block 676, Lots 8 and 9.

Mr. Evans requested that this item be held over until HUD approves disposition of a 1-1/2-foot strip of land to the Young Woman's Christian Association of San Francisco which is necessary because a discrepancy exists between the property survey and the record title data.

- (j) Resolution No. 74-75 authorizing the issuance of an interdepartmental work order to the San Francisco Water Department for the purpose of relocation of a fire hydrant in the Western Addition Approved Redevelopment Project Area A-2.

This concerns a work order to the San Francisco Water Department not to exceed \$2,000 to relocate a fire hydrant from Buchanan Street to a new location around the corner on Post Street in the Nihonmachi Mall construction area.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (k) Resolution No. 73-75 rejecting claim of Toshiko Hosada, et al, for property damaged in the Western Addition Project Area A-2.

This is a claim for \$14,180 for water damage allegedly caused by run-off from the adjacent property. This land was previously conveyed by the Agency to the Japanese-American Religious Federation for development of Moderate-Priced Private Housing Site 16. Any responsibility would be that of the developer, and rejection of the claim is recommended.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (l) A resolution entitled: (Resolution No. 75-75)

APPROVING AND PROVIDING FOR THE EXECUTION OF A FOURTH AMENDATORY AGREEMENT AMENDING NEIGHBORHOOD FUNDING AGREEMENT NO. 4 FOR LOAN AND CAPITAL GRANT CONTRACT NO. CALIF. A-5(LG) BY AND BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO AND THE UNITED STATES OF AMERICA

was introduced by Chairman Kaplan.

Said resolution was then read in full and discussed and considered.

Mr. Silva then moved the adoption of the resolution as introduced and read. Mr. Mosley seconded the motion, and on roll call the following voted "Aye":

NEW BUSINESS (continued)

Mr. Kaplan
Mr. Solvin
Mr. Jensen
Mr. Mosley
Mr. Silva

and the following voted "Nay":

None

The Chairman thereupon declared the motion carried and the resolution adopted as introduced and read.

This concerns the last amendatory for categorical funds and increases the Federal grant and temporary loan by \$2,211,000.

- (m) Resolution No. 76-75 authorizing the Executive Director to enter into a contract with Communigraphics in an amount not to exceed \$1,500 in connection with the Hunters Point Approved Redevelopment Project.

This represents expenditure of \$1,500 to have the San Francisco State University students develop a safety program which includes safety symbol and signs, and a brochure and slide show which would be shown in Hunters Point schools, clubs, and neighborhood organizations prior to the summer vacation to make the community aware of safety and the dangers in and about construction sites.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (n) Resolution No. 77-75 authorizing the Executive Director to enter into a contract for janitorial services at the Yerba Buena Center Site Office.


This represents an award of a janitorial contract for one year for the Yerba Buena Center site office to the lowest of nine bidders, the Future Building Maintenance Company of Daly City, at \$148 per month. The firm is minority owned and two of each four employees are minority workers.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 3:50 p.m.

Respectfully submitted,


Helen L. Sause
Assistant Agency Secretary

JUN 3 1975

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75
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
29TH DAY OF APRIL 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 29th day of April 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Francis J. Solvin, Vice Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Elouise Westbrook and Julia Commer, Bayview-Hunters Point Joint Housing Committee; George Fichtner and James Scott, San Francisco Special Security, Inc; Isaiah Rhodes, RR Investigation and Security Service; Kenneth Wheeler and Willie Beasley, K & B Yard Service; William Murdock, Fillmore Merchants; Dian Blomquist, Bay Area Women's Coalition; and interested citizens from Hunters Point community.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Marilyn Baker, KPIX TV Channel 5.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of April 22, 1975, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel D-2(f), Diamond Heights Approved Redevelopment Project Area A-2.

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel D-2(f), Diamond Heights Approved Redevelopment Project Area B-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Low-to-Moderately Priced Private Housing Site 5, Western Addition Approved Redevelopment Project Area A-2.

SPECIAL APPEARANCES (continued)

- (b) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Low-to-Moderately Priced Private Housing Site 5, Western Addition Approved Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

NEW BUSINESS

- (a) Resolution No. 88-75 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel D-2(f), Diamond Heights Approved Redevelopment Project Area B-1.

This was the subject of the public hearing just held and concerns the sale of a lot to Mr. Ronald K. Stone for \$13,000 for construction of a single-family home. Execution of the disposition documents and ratification of publication of public hearing is also authorized.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 89-75 authorizing the Executive Director to execute an amendment to the settlement agreement in the matter of Duskin v. Alioto et al, and Williams et al v. City and County of San Francisco, adopted by the San Francisco Redevelopment Agency by Resolution No. 248-74, all pertaining to the Yerba Buena Center Approved Redevelopment Project Area, and dismissal of arbitration proceedings under the terms of said settlement agreement.

This represents an amendment to the settlement agreement in connection with the Duskin-Williams lawsuit on Yerba Buena Center entered into by the Agency and the City and County of San Francisco and the plaintiffs on August 28, 1974. On November 22, 1974 all remaining litigation was dismissed and bids were received on February 19, 1975, with the conditional award being made to Gust K. Newberg Construction Company for \$162,887,000. In order to reconcile the amount of the construction contract with the \$210,000,000 bond issue limit, the Department of Housing and Urban Development (HUD) permitted payment for the land over a five-year period. HUD's action was contested by Messrs. William Brinton and Gerald Wright, attorneys for the plaintiffs and arbitration proceedings were to be engaged to settle the dispute. Basically, the settlement amendment includes the following: (1) the City will make available one-half of the funds set aside for low-income housing which had previously been held pending the sale of the bonds; (2) to finance the affirmative action program, \$40,000 has been allocated to effectuate administration of the program and the fourteen CETA positions have been guaranteed by the City; (3) the Central City Coalition will be recognized as the official representative of the south of Market area in dealing with future redevelopment and social planning within the city.

Mr. Evans indicated that there had been a number of negotiations which had led to this settlement agreement and noted that Mr. Silva had taken part in the last session. Mr. Evans indicated that the agreement was proper to be approved by the Members and he urged its adoption. Chairman Kaplan indicated that the only part of the agreement that was effective if the bonds were not sold would be the housing. Mr. Jensen indicated concern that additional money was now being paid to other people as a result of the agreement and he inquired about

W BUSINESS (continued)

the possibilities of another suit. Mr. Evans responded that the City was committing the expenditure of one-half of the hotel tax for forty years. Mr. Jensen requested a legal opinion from Agency General Counsel Henry F. Davis and Mr. Davis indicated the agreement was binding and that the money involved is City money since the Agency makes no dollar contribution. Mr. Davis indicated that without the agreement the time schedule would prevent the project being built on the basis of the present bid. Mr. Evans noted that the settlement did not guarantee that further lawsuits would not be filed.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 93-75 awarding Demolition and Site Clearance Contract No. 37, Yerba Buena Center Approved Redevelopment Project Area D-1, Calif. R-59, to William J. Evans Demolition, on the basis of the low bid received and authorizing the Executive Director to execute same.

This concerns award of a Demolition and Site Clearance Contract No. 37 in Yerba Buena Center to William J. Evans Demolition for \$12,900 to clear three brick buildings. The William J. Evans Demolition was the lowest of thirteen bids received.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 86-75 awarding Site Improvement Contract No. 4, Yerba Buena Center Approved Redevelopment Project Area D-1, to McGuire & Hester on the basis of the low bid received and authorizing the Executive Director to execute same.
- (e) Resolution No. 87-75 authorizing the issuance of an interdepartmental work order to the San Francisco Department of Public Works for inspection services and field survey staking in conjunction with Site Improvement Contract No. 4 in the Yerba Buena Center Approved Redevelopment Project Area D-1.

Chairman Kaplan indicated that these two items would be considered together. The first item represents award of Site Improvement Contract No. 4 to the lowest of five bidders, McGuire and Hester of Oakland, for \$142,241 in connection with construction of new streets in Yerba Buena to provide permanent replacement access of vacated portions of Ritch, Clara and Shipley Streets and Eliza Place as well as related work necessary to the conveyance of Parcel 3751-A to the developer, Building Enterprises, Inc. The second item concerns a work order to the Department of Public Works for \$5,000 for inspection and field survey staking in connection with this contract.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that these resolutions be adopted.

- (f) Resolution No. 55-75 authorizing the Executive Director to enter into a contract with K & B Guard Services in connection with the Hunters Point and India Basin Approved Redevelopment Project.

Mr. Evans indicated that this concerned the security guard contract for India Basin and Hunters Point and recommended that a new one-year contract be authorized with K & B Guard Services in the amount of \$289,168 to cover the following services: (1) two-man vehicular patrol 24 hours, 7 days a week;

NEW BUSINESS (continued)

(2) 24 -hour guard site office; (3) 24-hour guard in wartime residential unit area; (4) 190 days of guard service to use as necessary. Mr. Evans recommended that this was based on the recommendation that the level of service be phased down from 21 to 12 guards. He noted that 6 of the 21 guards now used to protect the construction site where the accident had occurred would not be needed when the contract work was completed at the end of May. This would bring the total to 15 at the end of 30 days, and then at the end of the next 100 days three additional guards would be released as demolition was accomplished in the Phase II area, with the 12 guards being continued for the duration of the contract.

Mr. Evans noted that since most of the land in India Basin has been cleared force reduction was possible because guards were now mainly for protection of Agency-owned properties. Mr. Evans presented the history of the guard service contract which began one year and a half ago when the Members conducted a thorough analysis of security guard programs and the staff put together a panel including the Captain of the Southeast Police Department to solicit proposals and interview a number of firms. At that time three goals were considered: (1) security in the projects (2) to provide employment for Hunters Point persons, and (3) extension of business opportunities to firms in the area, all of which was in keeping with the Agency's policy to encourage project area contractors. The K & B Guard Service was selected by the Members as the firm best fulfilling these objectives. The staff has monitored the contract closely and both from direct observation and reports from others it appears that the firm has been performing adequately. There have been recent incidents where a young K & B guard who was not serving the Agency contract, but another city contract, was accused of rape and assault, however, this does not constitute a reason to question the service provided by K & B. Mr. Earl Mills, Assistant Director of Hunters Point and India Basin, who is directly responsible for the administration of the contract indicated that staff representatives have questioned tenants as to whether the service was satisfactory and had received good reports. Mr. Evans cited allegations which had been reported by Marilyn Baker of KPIX TV Channel 5 where she had claimed one of the guards carried on the payroll was fictitious and when the matter was checked it was found that there had been a clerical error in the individual's address and that the guard was working. She also alluded to a confidential memorandum from Mr. Evans to Mr. Morris Phillips, Area Director for Hunters Point and India Basin, which Mr. Evans indicated was confidential only because it was from a superior to an employee and which dealt with the internal financial monitoring of the K & B Guard Service and did not concern the operations of the firm. Another incident reported on by Mrs. Baker concerned a guard accused of armed robbery, but investigation by the Agency and the Police Department showed that the robber had worn coveralls common to many and that when the victim had reviewed all the K & B guards he had not identified any as the robber. Mr. Evans indicated that Mr. Mills was present to answer any questions.

Mr. Mosley indicated that at the meeting of March 25, 1975 he had moved that the security guard service be continued at the present level for six months and then be reexamined to determine the level of service needed and the contract then phased down as appropriate. This would retain full guard service through the summer months when children were not in school. Mr. Mosley noted that this was still his position. He questioned Mr. Mills on the need for guards through the summer and Mr. Mills indicated that at the meeting of March 25th he had stated that he believed a roving patrol was adequate in India Basin during the summer but in Hunters Point the 21-guard service force would be useful while the children were not in school and the major construction contract was proceeding.

NEW BUSINESS (continued)

Mr. Mosley asked the cost of this service and Mr. Mills indicated he would obtain the figures.

Mrs. Julia Commer requested and received permission to address the Members. She indicated that she had lived in wartime barracks housing for many years and for the first time she felt safe with the knowledge that the area was adequately guarded. She asked that the guard force not be reduced and stressed her belief in the good job being performed by the guards.

Mrs. Elouise Westbrook requested and received permission to address the Members. She indicated that her concern was for the large number of unemployed people in the Hunters Point area and the high rate of crime and lack of protection. She pointed out that the Hunters Point project was the result of community demands for safe and decent housing and noted the pressures placed on HUD to accomplish this. She also stressed that the guards were needed in the area in order to attract whites as well as blacks to the area. She commended Mr. Evans and the Agency for its part in what had been done in Hunters Point to date but urged that these efforts not be damaged by reduction in the security force. Chairman Kaplan asked if a cut in October would be satisfactory to her and she replied negatively adding that the force reduction should be contingent upon demolition of the barracks in the Phase II area.

Mr. George Fichtner of the San Francisco Special Security, Inc. came forward and indicated that his agreement with the security guard needs for the people in Hunters Point was concerned with the fact that only one service has had a contract in the area since 1973 and he asked that other firms have an opportunity to bid on the contract. He noted that recontracting with K & B was illegal because the existing contract still had three months to run before expiration and the firm was not the low bidder in 1973. He alleged it had cost the Agency over \$400,000 and the service could be provided for less cost. He alleged that his firm had through surveillance of the K & B Guard Service determined that K & B's patrol car was parked at the office for two hours and only went out for twenty-five minutes. He also alleged that several guards had been arrested for rape and armed robbery and carrying concealed weapons. He claimed that there was a wide profit margin in guard pay and what the Agency paid. He indicated his firm's status had changed since 1973 and that it had several employees from Hunters Point who wanted an opportunity to do the work.

Mr. Jensen inquired why the contract was not put out to bid and Mr. Evans replied that in March he had reported that K & B was doing a satisfactory job and the Members had directed staff to negotiate a contract with K & B. Mr. Mosley recalled the extensive evaluation and interviews when the original contract was put out to bid and noted the issue was further exacerbated when the selected contractor came back and indicated that he did not want the job. The contract was then awarded to K & B Guard Service. He noted his own skepticism about K & B at the time but now believed it had performed adequately.

Mr. Jensen expressed concern that the Agency would be accused of playing favorites and urged that the contract be put out to bid.

Mr. Isaiah Rhodes of the RR Investigation and Security Service came forward and indicated that he had had the first minority investigative firm in

NEW BUSINESS (continued)

San Francisco and noted the difficulties of such a firm in getting started. He indicated that he did not wish to compete against other blacks and added that K & B paid its guards more than other guard services. He pointed out that if the contract were put out to bid he would bid but otherwise he believed K & B was doing a good job.

Mr. Mills responded to Mr. Mosley's earlier question concerning the contract amount for full 21-man guard service through October and then reduction of the guards to 12 and indicated that the cost would be \$318,000. Mr. Mosley indicated concern that the houses would not be demolished until October and that some additional time might be needed.

Mr. James Scott of the San Francisco Special Security, Inc. came forward to voice his argument with Mrs. Westbrook on the need for security in the area and noted that he would like an opportunity to bid on the contract.

Mr. Solvin questioned the breakdown of the figures and discussion followed on various costs. Mr. Mills indicated that the existing contract had a force of 26 which was paid \$3.40 an hour amounting to \$189,727 in a year. There were four supervisors on the payroll at \$4.71 per hour, or \$39,187. Social security was \$13,391 and fringe benefits of approximately \$55,000 consisted of the following: unemployment insurance, hospital benefits, workmen's compensation, life insurance, and holiday pay. In addition, there were operational expenses for items such as vehicles, insurance, radio equipment, legal and accounting expenses, all of which amounted to approximately \$30,000. The difference between the \$328,000 which these totaled and \$357,000 was the firm's profit. In response to Mr. Jensen's question, Mr. Kenneth Wheeler of K & B indicated that these figures were basically correct. Mr. Jensen inquired if Mr. Wheeler were a full-time police officer and he replied that he devoted 18 hours per week to the guard service and was acting in an owner-managerial position. He indicated the profit was divided among the four principals in the firm and noted that the other principals gave more time to the business adding that the firm had other contracts. Chairman Kaplan questioned Mr. Wheeler about the incidents at Hunters Point and Mr. Wheeler replied that he did not feel it was appropriate to discuss allegations made by the competitor who had had his license suspended for individual assault. He pointed out that the K & B guards were not on duty when the concealed weapon incidents occurred.

Mr. Jensen questioned Mr. Wheeler's holding an additional job, indicating concern that people have more than one job with the high level of unemployment. Mr. Mosley indicated that this did not affect the matter being considered and noted even the Members held more than one job.

Mr. Silva questioned Mr. Fichtner about the source of his information and was told it was from a confidential informant. Mr. Silva asked him if he had actually compiled the data himself or made any investigations concerning it and was told it was from a confidential informant whose name Mr. Fichtner did not reveal. Mr. Fichtner indicated under further questioning by Mr. Silva that the information was received in the mail with no return address. At that point, Mr. Silva asked him if actually there was no confidential source or informant but only anonymous letters received in the mail with no return address, and Mr. Fichtner answered affirmatively. Mr. Silva asked him if he were a professional and the answer was affirmative. Mr. Silva then asked whether

W BUSINESS (continued)

Mr. Fichtner accepted such information and then repeated it at a public hearing without further investigation, and Mr. Fichtner indicated that he had done some surveillance and was offering the information for the Agency's further consideration. Mr. Silva asked what part of the information was representative of such surveillance and what part was from the other source, and Mr. Fichtner reiterated that the surveillance consisted of observing the guards going to work and the movements of the patrol car and pickup. Mr. Silva commented that Mr. Fichtner was apparently misleading the Members in presenting fictitious information which was undocumented. Mr. Silva indicated that the Agency staff had carefully monitored the contract and was available to investigate any improprieties that Mr. Fichtner was concerned about. Mr. Fichtner indicated that all he wanted was to present the reports for the Members' consideration which he had received three weeks prior to this meeting in bits and pieces. In response to Mr. Silva's inquiry, Mr. Wheeler indicated that there were four vehicles used by K & B at Hunters Point. Mr. Fichtner said he saw only two vehicles. Mr. Silva asked when he had seen these vehicles and Mr. Fichtner replied it was Friday, Saturday, and Sunday of this last weekend. Mr. Silva commented on the delay in investigating information allegedly received three weeks previously and indicated it had been presented deceptively as though the data were gathered by Mr. Fichtner's firm. It was not originally mentioned that it had come in the mail in bits and pieces with no return address. Mr. Silva questioned Mr. Fichtner about the allegation made in connection with the arrest of the two guards who were arrested off duty for concealed weapons inquiring about special security firm procedures for transferring and unloading weapons, and Mr. Fichtner replied that the men employed in his firm coming on shift were responsible for seeing that the weapons were unloaded and transferred. Mr. Silva asked if this was only the responsibility of the person coming on the shift, and Mr. Fichtner answered affirmatively. Mr. Silva then inquired if one of the guards was later arrested for having a concealed weapon would the principals in the firm be responsible. Mr. Fichtner noted that guards in his firm were aware of their responsibilities and the problem of weapons. Mr. Silva pointed out the impossibility of the Members to be responsible for the over 200 employees of the Agency staff and noted that the same principle applied for the security guards. Mr. Silva indicated that the staff followed the instructions of the Members at a public meeting in negotiating a contract with K & B Guard Service and any information Mr. Fichtner had received should have been given to the staff for checking and not presented at a public meeting to embarrass or sway the Members' considerations. Mr. Fichtner said he merely wanted to bring the data to the attention of the Members for checking.

Mr. Evans indicated that in his TV interview with Marilyn Baker of KPIX Television these same allegations were repeated almost verbatim and indicated that his response to the claims had been reduced to five to six minutes and not correctly presented. Mrs. Baker came forward and indicated that the time dictated editing of his presentation. She indicated that she too had received the information in the mail. Mr. Evans indicated that Marilyn Baker had internal Agency memoranda, as well as copies of the police reports on two K & B off-duty guards arrested with concealed loaded weapons, the 17-year old suspected of rape, and the robbery suspect. Mrs. Baker noted that the reports had been verified with the Police Department. Mr. Silva inquired if any convictions had occurred and was informed that one was dismissed, two were awaiting trial, and there was no report on the juvenile.

Mr. Solvin inquired if the books of the K & B Guard Services could be examined and Mr. Mills indicated that such language was not written into the contract.

NEW BUSINESS (continued)

Mr. Solvin expressed the desire to delay the matter a week and examine the firm's profit and loss statements. Mr. Wheeler indicated that this information was not readily available since the firm did not keep separate books for each contract. Mr. Mosley suggested that such matters were not relevant to the consideration and recommended that the contract be renewed for one year with the proviso that after six months the staff reevaluate the workload and recommend any cutbacks necessary, and Mr. Silva concurred. Mr. Jensen was concerned that the contract was not put out to bid for another year, and Mr. Silva noted that the Members had authorized the staff to negotiate the contract several months ago, rather than put it out to bid.

Mr. Evans urged the Members to consider that Site Improvement Contract No. 8 would be completed in May and to release the six guards now on that contract area. Mr. Silva suggested that due to the number of children in the area during the summer the present level of guards be kept until October.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, that the contract with K & B Guard Services for Hunters Point and India Basin be renewed for one year and at the end of six months be reevaluated by staff to see if a reduction in force was possible, and on roll call the following voted "Aye":

Mr. Mosley
Mr. Silva

and the following voted "Nay":

Mr. Kaplan
Mr. Jensen
Mr. Solvin

and the following abstained:

None

The Chairman thereupon declared that the motion failed.

Mr. Solvin proposed that a six-months' contract be awarded with the six positions eliminated at the end of May, and at the end of the contract period the entire security needs of the projects be reviewed. Mr. Jensen stressed his belief that a future contract be placed out to bid. Mr. Solvin amended his motion to include the provision that the contract be put out to bid at the end of six months. Mr. Silva inquired of Mr. Davis if such a contract had to be awarded to the low bidder, and Mr. Davis answered negatively, noting that it was the type of contract that could be negotiated under State law.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Jensen, that Resolution No. 55-75 authorizing the Executive Director to enter into a contract with K & B Guard Services in connection with the Hunters Point and India Basin Approved Redevelopment Project be adopted, authorizing the Executive Director to execute a contract with K & B Guard Services for six months, after which time the services would be put out to bid, and further that the six guards be eliminated at the end of May. On roll call the following votes "Aye":

minutes of a Regular Meeting, April 29, 1975

NEW BUSINESS (continued)

Mr. Kaplan
Mr. Jensen
Mr. Solvin

and the following voted "Nay":

Mr. Mosley
Mr. Silva

and the following abstained:

None

The Chairman thereupon declared the motion carried.

Mr. Solvin requested and received permission to leave the meeting.

- (g) Resolution No. 90-75 making certain findings in connection with Low-to-Moderately Priced Private Housing Site No. 5, Western Addition Approved Redevelopment Project Area A-2; authorizing assignment thereof; and authorizing execution of an agreement for disposition and other necessary conveyance instruments in connection therewith.

This item was the subject of the second public hearing and concerns the proposed transfer and assignment of interest conveyance of Low-to-Moderately Priced Private Housing Site 5 in Western Addition A-2 from Jack Baskin, Inc. to Primrose Apartment Associates at Baskin's request, for \$34,000 for land cost. Ratification of publication of public hearing is also requested. This provides for development of 68 units of housing for low-and-moderate income families.

ADOPTED: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:35 p.m.

Respectfully submitted,

Helen L. Sause

Helen L. Sause
Assistant Agency Secretary

JUN 3 1975

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
6TH DAY OF MAY 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 6th day of May 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Joe Mosley
James A. Silva

and the following were absent:

Francis J. Solvin, Vice Chairman
Stanley E. Jensen

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Sherman and Shirley Garland, Garland Brothers Demolition, Inc; and William Murdock, Fillmore Developers.

Representing the press were Larry Liebert, San Francisco Chronicle; and Don Canter, San Francisco Examiner.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) The Board of Supervisors delayed for one week the final action on the settlement agreement on the Duskin-Wright suit pertaining to the Yerba Buena Center Central Blocks financing plan with the proviso that it would continue to be held over until the newest lawsuit filed by Charles Starbuck et al has been adequately disposed of. The Agency was not named as a defendant and the City and bond counsel are preparing a response to the suit. In response to Chairman Kaplan's inquiry, Agency General Counsel Henry F. Davis indicated that the reply would be made directly to the Supreme Court. Mr. Evans indicated that Supervisor John J. Barbagelata had questioned the financing of the project claiming that costs were considerably more than he had understood them to be, however, all the project costs had been explained to all Supervisors as recently as March.

NEW BUSINESS

- (a) Resolution No. 70-75 authorizing the Executive Director to accept a land use permit from the Public Utilities Commission of the City and County of San Francisco for the purpose of construction of a minipark on a portion of Parcel 756/1, Western Addition Approved Redevelopment Project Area A-2.

NEW BUSINESS (continued)

This item concerns acceptance of a land use permit from the Public Utilities Commission of the City and County of San Francisco for the purpose of Agency construction of a minipark on Parcel 756/1 in Western Addition Area A-2. After construction of the park and the initial maintenance period is completed, the Recreation and Park Department will assume the land use permit as part of the responsibility for maintenance of the miniparks.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 94-75 awarding Demolition and Site Clearance Contract No. 62, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Garland Brothers Demolition, Inc. of Oakland, California on the basis of low bid received and authorizing the Executive Director to execute same.

This represents award of Demolition and Site Clearance Contract No. 62 in the Western Addition Area A-2 to Garland Brothers Demolition, Inc., the lowest of seven bidders, for \$62,750 to demolish ten buildings, one of which is still occupied but expected to be cleared of the last tenants in time for demolition.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 63, Western Addition Approved Redevelopment Project Area A-2.

This is a request for authorization to advertise Demolition and Site Clearance Contract No. 63, Western Addition Area A-2, for demolition of fourteen buildings, eight of which are presently occupied. It is anticipated that relocation will be completed in time for demolition.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that Demolition and Site Clearance Contract No. 63 in Western Addition Approved Redevelopment Project Area A-2 be advertised.

- (d) Resolution No. 91-75 authorizing the Executive Director to enter into a contract for janitorial services at the Western Addition Area A-2 site office.

This is an award of a contract for janitorial services in Western Addition A-2 site office to the Earl Warren Janitorial Company at \$1,000 per month which is the same rate of Mr. Warren's present contract for these services. Mr. Evans indicated that ten bids had been received ranging from \$509 to \$1,595 and this bid was the lowest received from a minority contractor based in the project. He also noted that Mr. Warren had been performing satisfactorily but the contract would be for a period not to exceed one year on a month-to-month basis because it would be rebid when the site office is moved into another building.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

NEW BUSINESS (continued)

(e) A resolution entitled: (Resolution No. 98-75)

APPROVING AND PROVIDING FOR THE EXECUTION OF A TWELFTH AMENDATORY
CONTRACT AMENDING LOAN AND GRANT CONTRACT NO. CALIF. R-54 BY AND
BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN
FRANCISCO AND THE UNITED STATES OF AMERICA

was introduced by Chairman Kaplan.

Said resolution was then read in full and discussed and considered.

Mr. Silva then moved the adoption of the resolution as introduced and read.
Mr. Mosley seconded the motion, and on roll call the following voted "Aye":

Mr. Kaplan
Mr. Mosley
Mr. Silva

and the following voted "Nay":

None

The Chairman thereupon declared the motion carried and the resolution adopted
as introduced and read.

Mr. Evans indicated that this was the last of the loan and grant contracts
for Western Addition A-2 on funds made available directly from the Department
of Housing and Urban Development (HUD) rather than through block grants flowing
through the City, representing an increase of \$3,509,000.

(f) A resolution entitled: (Resolution No. 99-75)

APPROVING AND PROVIDING FOR THE EXECUTION OF A SIXTH AMENDATORY
CONTRACT AMENDING LOAN AND GRANT CONTRACT NO. CALIF. R-59 BY AND
BETWEEN THE SAN FRANCISCO REDEVELOPMENT AGENCY AND THE UNITED
STATES OF AMERICA

was introduced by Chairman Kaplan.

Said resolution was then read in full and discussed and considered.

Mr. Mosley then moved the adoption of the resolution as introduced and read.
Mr. Silva seconded the motion, and on roll call the following voted "Aye":

Mr. Kaplan
Mr. Mosley
Mr. Silva

and the following voted "Nay":

None

The Chairman thereupon declared the motion carried and the resolution adopted
as introduced and read.

NEW BUSINESS (continued)

This amends the loan and grant contract to increase the temporary loan amount by \$7,492,573 to accommodate the increase in land sales proceeds.

- (g) Resolution No. 97-75 granting an extension of time for exclusive negotiating rights for Moderate-Priced Private Housing on Site 4 in Hunters Point Approved Redevelopment Project Area.

This represents extension of exclusive negotiating rights to July 15, 1975 to the sponsor of Moderate-Priced Private Housing Site 4 in Hunters Point who is awaiting approval of a firm commitment from HUD. The developer had filed for firm commitment on October 31, 1974 and applied for a building permit. It is expected that the project will be under construction within three months.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 96-75 increasing Agency contribution toward employee's medical and hospital insurance costs.

This item concerns amendment of the Agency's contribution for the staff health insurance plan as provided for in recently enacted State legislation, effective June 1, 1975. Current contributions by the Agency are \$19 for a single employee; \$33 for an employee with one dependent; and \$41 for an employee with two or more dependents, which will be increased to \$21, \$36, and \$46 per month, respectively, thereby reducing the amount paid by the employee accordingly.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (i) Resolution No. 95-75 travel authorization.

This represents authorization for travel for three staff members to travel to San Diego, California on May 18, 19, and 20, 1975 to attend the annual conference of the National Association of Housing and Redevelopment Officials (NAHRO) Pacific Southwest Regional Council.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (j) Resolution No. 92-75 ratification of travel authorization.

This represents ratification of travel for the Affirmative Action Specialist at Hunters Point/India Basin who attended the 22nd Annual Western Safety Congress and Exhibits sponsored by the Greater Los Angeles Chapter of the National Safety Council, on April 29, 30, and May 1, 1975 in Anaheim, California.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

NEW BUSINESS (continued)

- (k) Resolution No. 100-75 approving and authorizing the Executive Director to execute Change Order No. 1 to M. Justin Herman Park, Phase II, Embarcadero-Lower Market Approved Redevelopment Project Area E-1.

This concerns Change Order No. 1 for \$30,000 to the Agency's \$650,000 contract with Paxton-Grosword Construction Company for excavation and removal of unanticipated site clearance material and the replacement of that material with imported fill. The necessity for this work became apparent during the course of construction when the contractor discovered that he had to remove foundations, retaining walls, basements, and other material of demolished buildings.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (l) Resolution No. 71-75 authorizing and directing the sale of \$210,000,000 principal amount of Redevelopment Agency of the City and County of San Francisco Yerba Buena Center lease revenue bonds and approving form of official statement.

Chairman Kaplan indicated that this item would be held over.

- (m) Resolution No. 62-75 authorizing the issuance of \$210,000,000 principal amount of Redevelopment Agency of the City and County of San Francisco Yerba Buena Center lease revenue bonds.

This item directs the Executive Director to sell the \$210,000,000 Yerba Buena Center lease revenue bonds and to approve form of Official Statement. Mr. Davis explained further that this resolution authorized the issuance of \$210,000,000 in Yerba Buena Center lease revenue bonds and service on the bonds would be paid from lease rentals received from the City under the project lease already authorized. The precise amount of rental payments cannot be calculated until the bids are received on the bonds, and the Members' authorization would permit filling in of the blanks at that time.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

Mr. Wilbur Hamilton announced that it was his duty to inform the Members that, as Secretary of the Agency he did not intend to order the printing or offer to sell the bonds until certain pending litigation was resolved.

JOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 3:50 p.m.

Respectfully submitted,

Helen L. Sause

Helen L. Sause
Assistant Agency Secretary

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
20TH DAY OF MAY 1975

JUN 2 1975

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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 20th day of May 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Francis J. Solvin, Vice Chairman
Joe Mosley
James A. Silva

and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Harry Wong; Clia Wong; and Chet C. Smith, interested citizens.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of April 29, 1975, as corrected, and the Minutes of a Regular Meeting of May 6, 1975, both as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels Nos. 795-G and 795-H, Western Addition Approved Redevelopment Project Area A-2.

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels Nos. 795-G and 795-H, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) Yesterday the Board of Supervisors put over for one week consideration of the final passage of the settlement agreement for Yerba Buena Center pending the outcome of the Supreme Court's decision on the Starbuck case which is now scheduled to be heard next Wednesday.

NEW BUSINESS

- (a) Resolution No. 104-75 award of Site Improvement Contract No. 8, India Basin Industrial Park to Rosas Construction Co.

This represents award of Site Improvement Contract No. 8 in the India Basin Industrial Park to the lowest of eight bidders, Rosas Construction Company, for \$239,851 for work involving excavation and recompaction of 4,000 cubic yards of on-site material; 197,000 cubic yards of excavation and on-site hauling of surcharge material for fill or surcharge, removal and disposal of approximately 5,000 cubic yards of unsuitable material; placement of approximately 25,000 cubic yards of free fill; and installation of settlement markers, fences and erosion control.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 105-75 authorizing the Executive Director to execute an addendum to the agreement contemplating a negotiated disposition of land for private redevelopment with the Nihonmachi Community Development Corporation; and approving subsequent conveyance of Parcel 686-F to a member-shareholder of the Nihonmachi Community Development Corporation, Western Addition Approved Redevelopment Project Area A-2.

This is a transfer of a parcel of land in the Nihonmachi area to member-shareholders of the Nihonmachi Community Development Corporation, Mr. and Mrs. Harry Wong, Dr. Noboru Nakamura and Dr. Jerry Osumi, for \$21,946, or \$4.75 per square foot. Development will provide space for Wong's Bait Shop, dental offices, and other commercial space.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 103-75 authorizing execution of indemnity agreement in connection with Low-to-Moderately Priced Private Housing Site No. 5, Western Addition Approved Redevelopment Project Area A-2.

Authorization is requested to execute an indemnity agreement to the title company handling the escrow for Moderate-Priced Private Housing Site No. 5 in Western Addition A-2 for the vacated portion of Larch Street. This indemnification is necessary because the abutting property owner refused to sign a waiver of interest even though he had no access from Larch Street. This action is a prerequisite to issuance of a title policy for clear title and protection against any litigation. The liability is nil.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 107-75 authorizing the Executive Director to enter into an owner participation agreement with the owner of Lot 20 in Assessor's Block 795 and to enter into a disposition agreement and execute necessary conveyance instruments in connection with Parcel 795-G and Parcel 795-H; approving the method of sale, the minimum disposal price, and ratifying and confirming publication of a notice of public hearing, all in connection with the sale of Parcels 795-G and 795-H, Western Addition Approved Redevelopment Project Area A-2.

NEW BUSINESS (continued)

This item was the subject of the public hearing just held and concerns the sale of Parcels 795-G and 795-H to Ralph T. Bryant and Lillie De Arman Bryant for \$12,300, or \$2.50 per square foot, for use as off-street parking. Authorization is also requested to execute an owner participation agreement for the Bryant property which is between the two disposition parcels for rehabilitation at a cost estimated at \$56,700. Ratification of publication of public hearing is requested.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 106-75 approving the method of sale and minimum disposal price for certain parcels; approving placement of advertising; and making certain findings and determinations in connection therewith, Western Addition Approved Redevelopment Project Area A-2.

This concerns an offering of parcels of a value totaling approximately \$1,310,000 for commercial and market-rate residential development on a pre-determined price basis. Selection of the developers will be based upon (1) past building experience; (2) financial capacity; (3) demonstrated ability of the design team; and (4) merit of the proposed development concept. Authorization for expenditure of \$8,500 for advertising is also requested.

In reply to Chairman Kaplan's question, Mr. Evans indicated that the parcels were located on the Van Ness Avenue-Franklin Street Corridor. He indicated that the advertisements would be placed as a half-page each in the Wall Street Journal, San Francisco Chronicle, and San Francisco Examiner, as well as a full page ad in the magazine San Francisco Business, and the San Francisco Progress, Daily Commercial News, Daily Pacific Builder, Sun Reporter, Nichi Bei Times, and Western Real Estate News. In response to Mr. Solvin's question, Mr. Evans indicated that the ads would each be run one day at a time over a period of one month. Mr. Quintin McMahon, Director of Real Estate, Marketing and Business Development, gave details on the scheduled advertising. Chairman Kaplan suggested that the ad in the San Francisco Progress be run in the Wednesday edition for more comprehensive coverage rather than in the weekend edition. Mr. Solvin requested that a report be sent to the Members regarding the number of inquiries received over the next ninety days, and Mr. McMahon indicated this would be done.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 101-75 authorizing the issuance of a purchase order to the Pacific Telephone and Telegraph Company for the purpose of installing telephone equipment in the Western Addition Approved Redevelopment Project Area A-2 site office.
- (g) Resolution No. 102-75 authorizing the issuance of a purchase order to ADT Security Systems for the purpose of installing a central station burglar alarm system in the Western Addition Approved Redevelopment Project Area A-2 site office.

Chairman Kaplan indicated these two resolutions would be considered together. Mr. Evans indicated that the first concerned a purchase order not to exceed \$7,700 to the Pacific Telephone and Telegraph Company for telephone equipment

W BUSINESS (continued)

for the new Western Addition site office at 1519-29 O'Farrell Street. The second item is a purchase order not to exceed \$1,600 to the ADT Security Systems for installation of a central station burglar alarm system in the new site office. Mr. Solvin inquired if this would reduce the Agency's insurance rates, and Mrs. Jane Hale, Controller, answered negatively noting that the rates were based upon having the system installed.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that these resolutions be adopted.

- (h) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 38, Yerba Buena Center Approved Redevelopment Project.

This is a request for authorization to advertise Demolition and Site Clearance Contract No. 38 in Yerba Buena Center for demolition of two brick buildings and one wood-frame structure. The two remaining tenants are being relocated.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that Demolition and Site Clearance Contract No. 38, Yerba Buena Center Approved Redevelopment Project, be advertised.

- (i) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 2, Stockton/Sacramento Approved Redevelopment Project.

This concerns a request to advertise Demolition and Site Clearance Contract No. 2 in the Stockton/Sacramento Approved Redevelopment Project Area for demolition of two wood-frame buildings. All tenants will be relocated prior to award of the contract.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that Demolition and Site Clearance Contract No. 2 in the Stockton/Sacramento Approved Redevelopment Project Area be advertised.

- (j) Resolution No. 108-75 authorizing an amendment to the contract for janitorial services with Drummer's Janitorial and Maintenance Service, Hunters Point/India Basin Industrial Park Approved Redevelopment Project.

This concerns an amendment to the janitorial services contract for the Hunters Point site office to provide two more vacuumings per week and a nightly cleaning of the trailer used by the construction inspectors for an increase of \$190 to a total of \$670 per month. This cost is still lower than the bid of the second lowest bidder.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (k) Consideration of payment of annual dues to the National Association of Housing and Redevelopment Officials (NAHRO).

This authorizes payment of the Agency's annual dues of \$1,400. This assessment is calculated on the basis of population size of the city in which an agency has jurisdiction. The Department of Housing and Urban Development (HUD) approves expenditure of Federal funds for these dues. Mr. Evans indicated that NAHRO had been most effective in working with HUD on numerous issues and as

NEW BUSINESS (continued)

an example noted that HUD is apparently responding to the granting of interest waivers which could save the Agency from \$1.5- to \$2 million per year. NAHRO's liaison with HUD gives an organized method for agencies to communicate with HUD.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that payment of the National Association of Housing and Redevelopment Officials (NAHRO) annual dues be made.

(1) Resolution No. 110-75 travel authorization.

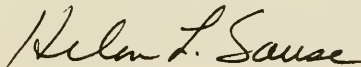
This concerns travel authorization for Mr. Richard Thomas, Assistant Agency Counsel, to attend a seminar given by the Practising Law Institute on July 31, 1975 through August 1, 1975 in New York City. Cost of the seminar is \$175. Mr. Evans indicated that the course would cover the latest developments in construction contract law and the procedures for defending construction litigation.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4 p.m.

Respectfully submitted,



Helen L. Sause
Assistant Agency Secretary

75
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
27TH DAY OF MAY 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 27th day of May 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Francis J. Solvin, Acting Chairman
Joe Mosley
James A. Silva

DOCUMENTS

JUN 16 1975

and the following were absent:

Walter F. Kaplan, Chairman
Stanley E. Jensen

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The Chairman declared a quorum present.

Wilbur W. Hamilton, Acting Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Dian Blomquist, Bay Area Women's Coalition; and Michael Pietro, interested citizen.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of May 20, 1975 and the minutes of an Executive Meeting of May 20, 1975, as corrected, and as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Acting Executive Director Wilbur W. Hamilton reported to the Members on the following matters:

- (a) The Yerba Buena Center situation is a serious one, nevertheless, from the standpoint of the Agency it is not insoluble and is now under evaluation by the City and Board of Supervisors. Chief Administrative Officer Thomas J. Mellon and the Agency staff are working on alternatives and the Members will be advised as to any recommendations.

NEW BUSINESS

- (a) Resolution No. 112-75 approving Change Order No. 12-6 to Site Improvement Contract No. 12, Hunters Point Approved Redevelopment Project, and authorizing the Executive Director to execute same.

NEW BUSINESS (continued)

This item represents a change order to Site Improvement Contract No. 12 in Hunters Point for which the contractor is B. Fontana and Sons. Two proposals were solicited and Fontana was the low bidder for \$11,596.75. It is recommended that they perform the work which includes excavation and placing of the subgrade on Ingalls Street and widening of a portion of Southridge Road. This is necessary to prepare the route for relocation of the Pacific Gas and Electric underground somastic power line. The PG&E requires four months to complete relocation of the facility and in order not to delay the work, the change order is recommended. Fontana will perform the work at current contract unit bid prices.

Mr. Mosley inquired who was awarded the original contract, and Mr. Hamilton indicated that B. Fontana and Sons was the successful bidder on Site Improvement Contract No. 12 at \$899,219. The work proposed to be done has not been included in any existing contract but it would have cost the same had it been included in the original bid documents because the change order prices are at the same unit price as in Contract No. 12.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 109-75 authorizing the award of a contract to Seiki Bros. Plumbing and Heating Company for side sewer line relocation, Western Addition A-2

This concerns a purchase order for \$4,000 to Seiki Bros. Plumbing and Heating Company, the lowest of three bidders, for relocation of a side sewer line. The existence of the side sewer was not known until after the building on the parcel was demolished.

Mr. Silva inquired if all three of the bidders were from outside the project area and Mr. William McClure, Deputy Director or Residents and Business Services, responded that Seiki Bros. was the only firm from the project area which was qualified to do this type of plumbing work. Mr. Silva commented that work above \$1,000 was usually put out to bid and inquired if there was a cutoff between the \$1,000 purchase order limit and the amount for work in which generally advertised bidding procedures were followed. Mr. McClure indicated that in effect there was no limit figure and that for this type of work not less than three qualified contractors from the area were invited to submit competitive bids, which were then presented to the Members for selection. Mr. Solvin proposed that a policy be established to set a feasible cutoff amount above which generally advertised bidding would be recommended. Mr. Hamilton suggested that an analysis be done to ascertain whether this would provide a meaningful choice. Mr. Solvin asked that there be a recommendation to the Members at an early meeting.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 111-75 making findings precedent to modification and modifying physical standards and requirements of the Redevelopment Plan for Western Addition Approved Redevelopment Project Area A-21, pertaining to Lot 22, Block 696, Parcel C-3b.

Mr. Hamilton indicated that the owner of Parcel C-3b, Mr. Michael Pietro, in Western Addition A-2 has requested a variance to the Redevelopment Plan to construct one floor of offices and three floors of apartments totaling some 35 to 40 units.

NEW BUSINESS (continued)

The present Redevelopment Plan does not permit residential uses on this parcel, although it is permitted by the City Planning Code. In the opinion of Agency General Counsel Henry F. Davis, present Western Addition A-2 Plan standards are comparable to A-1 development and the use may be considered appropriate and legal in WA-1. Mr. Hamilton explained that the character of the site had changed since the WA-1 Plan was developed and the streets do not carry the heavy traffic originally anticipated, and also the site is less desirable for commercial use.

Mr. Solvin inquired if plans had been submitted, and Mr. Edmund Ong, Chief of Architecture, came forward with the plans indicating on them the parking levels, one underground and one at street level, above which would be a floor providing for approximately thirteen small offices and then three floors of apartments. In response to Mr. Solvin's inquiry, Mr. Ong indicated that parking was adequate. Mr. Michael Pietro came forward and indicated that there would be approximately 39 residential units and 54 parking spaces, which leaves 14 for the professional offices. Mr. Ong indicated that the variance requested was not from the City Planning Code but only from the Redevelopment Plan.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 113-75 approval of "Schedule of Average Monthly Prices of Comparable Rental Housing", "Schedule of Average Sales Prices of Comparable Sales Housing" and HUD Schedule A, "Fair Market Rents for New Construction and Substantial Rehabilitation."

This concerns approval of schedules which set the basis for replacement housing payments under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. These recommendations were formulated from 1974 listings of rental and sales units.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 114-75 authorizing the Executive Director to enter into an owner participation agreement with a certain property owner in Western Addition Approved Redevelopment Project Area A-2, Block 686, Portion of Lot 11.

This item represents execution of an owner participation agreement for the property of Leroy and Ollie Vette Hogg in Western Addition A-2. The property was originally scheduled for acquisition but further evaluation indicated retention was feasible, therefore, a 312 rehabilitation loan for an estimated cost of \$54,000 will be used to accomplish the work. The owners have agreed to sell the rear thirty feet of their property to the Nihonmachi Corporation for development of off-street parking facilities.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:05 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Helen L. Sause".

Helen L. Sause
Assistant Agency Secretary

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
10TH DAY OF JUNE 1975

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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 10th day of June 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Francis J. Solvin, Vice Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Kenneth Wheeler, K & B Guard Service; and Bertha Freeman, Bayview-Hunters Point Joint Housing Committee.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of May 27, 1975, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) Since the California Superior Court denied the petition regarding the lawsuit in Yerba Buena Center there have been indications in the press and other media that the project is dead. This is definitely not the case. There have been many meetings with Chief Administrative Officer Thomas J. Mellon, the Mayor and his staff, the architects and developer Lyman Jee to determine the best alternative course of action. Further, there are proposals from Messrs. Lyman Jee and Mel Swig for development of the sports arena. One proposal is for a \$20 million development and the other is a proposal totaling \$39 million. Both are valid proposals and the Mayor has requested that each be given competitive opportunity to get the arena built. Messrs. Jee and Swig have been asked to provide written proposals for evaluation by June 30, 1975. These are to include schematic drawings of the proposed sports arena and evidence of financing to be used. Mr. Jee has also indicated that he is ready to proceed with the portion of his development which provides for construction of a 38-story office building on Market Street. This could be

REPORT OF THE EXECUTIVE DIRECTOR (continued)

under construction **early next year**. Mr. Evans indicated on the wall map the location of the structure, which will be the theme building of the project, as well as various shops, the plaza area, and the connection with BART which has already been completed.

Mr. Silva inquired if there was another group interested in building the arena, and Mr. Evans indicated that Jee and Swig were the two developers. Mr. Evans commented that originally it was anticipated that once the Central Blocks moved forward the arena could be privately financed. It is now planned to proceed with this separately. Mr. Silva inquired if the arena proposals were in accordance with the plans for the entire project and Mr. Evans replied that there was a possibility that they would not be. The detailed proposals to be received June 30, 1975 will make clear whether or not it is proposed to change the existing design. He added that this was an aspect that would be very carefully evaluated. Mr. Jensen indicated that the original design of the arena was good and expressed concern that there would be a sacrifice in design quality. Mr. Jensen stressed that the sports arena was what the people wanted but that there should be no compromise in architectural beauty.

- (b) Last week bids were opened on the rehabilitated landmark building located at 1830 Eddy Street in Western Addition A-2. Mr. Evans indicated that this was the structure which the Fire Department had inadvertently damaged. The building was rehabilitated and offered for sale at a minimum price of \$38,500. Three bids were received which ranged from \$42,759 to the high of \$45,900. The Agency will recoup all expenditures, and the sale will come before the Members for consideration shortly.
- (c) The City is commencing the determination of distribution of next year's \$28 million in community development funds. Hearings will be held on June 19 and June 24 to permit expression of needs from the neighborhoods. The needs of the Agency's projects will also be considered.

NEW BUSINESS

- (a) Resolution No. 115-75 extending exclusive negotiating rights jointly to Presbyterian Church in Chinatown and Arcon, Inc. for the purchase of the project area in the Stockton/Sacramento Approved Redevelopment Project until the issuance by the Department of Housing and Urban Development of a firm commitment.

This is in connection with an extension of exclusive negotiating rights of the Presbyterian Church in Chinatown and Arcon, Inc., which is the sponsor for the Stockton/Sacramento Redevelopment Project, from the original 120 days ending on March 13, 1974. Delays which were not the fault of the sponsor-developer occurred in the Department of Housing and Urban Development (HUD) processing and prevented the issuance of a feasibility letter until May 1, 1975. The developer is prepared to proceed but since it is not known how long a period would be required, it is proposed that an extension be granted with a thirty-day cancellation clause to permit the Executive Director to terminate the negotiating rights should there be failure to perform. Mr. Silva suggested that a time limit of December 31, 1975 be set.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

NEW BUSINESS (continued)

- (b) Resolution No. 122-75 award of Personal Services Contract IE-10, India Basin Industrial Park, to Lowney-Kaldveer Associates.

This concerns a contract for soils engineering services with Lowney-Kaldveer Associates in India Basin not to exceed \$147,100. The contract covers construction inspection, monitoring of fill areas, and design consultation.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 116-75 approving the placement of advertising for India Basin Industrial Park Redevelopment Project.

This item concerns advertising of the India Basin project in the publication entitled "Plants, Sites and Parks", a biweekly trade journal specializing in coverage of industrial park development. Placement would be for six consecutive full-page advertisements over one year at a cost not to exceed \$6,000. Mr. Quintin McMahon, Director of Real Estate, Marketing and Business Development, noted that this represented a 20 percent discount over the single time advertising rate of \$1,200.

Mr. Silva noted that this was a publication which apparently was sent to the same subscribers and suggested that instead of placing six advertisements in the publication that only three advertisements be placed and the remaining \$3,000 be used for local advertising. Mr. McMahon recommended the full year's advertising for maximum exposure.

Mr. Jensen inquired if there was a screening committee that would review development proposals, and Mr. Evans indicated that there was an advisory committee on the land marketing but essentially the Agency staff, the community, and the Members would review development proposals. Mr. Jensen expressed his belief that more jobs for blue-collar workers should be developed and brought back into the city, and Mr. Evans concurred indicating that efforts to market the India Basin land reflect this goal.

Mr. Silva asked Mr. McMahon if three advertisements over one year were preferable to three over a six months' period. Mr. McMahon indicated the latter. Mr. Silva moved the adoption incorporating the proposed reduction of the number of advertisements from six to three for a six months' period.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 119-75 ratification of Change Order No. 8-1 to Site Improvement Contract No. 8 in the India Basin Industrial Park.

This is a ratification of Change Order No. 8-1 to Site Improvement Contract No. 8 in India Basin for \$29,330 to cover the removal of unclassified debris and unsuitable material which was uncovered during excavation, and also to permit additional excavation for the purpose of obtaining maximum flexibility in the grading pattern of a street in the contract area. Costs were determined from bid prices.

NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 117-75 authorizing the Executive Director to enter into a contract for janitorial services at the Yerba Buena Center site office.

This concerns a recommendation to rescind the award of the \$148 per month janitorial contract with Future Building Maintenance Company for site office cleaning which was approved by Resolution No. 77-75 adopted April 22, 1975. It is proposed that the contract be awarded to the second lowest bidder, American Building Maintenance Company at \$157 per month. Work was performed by Future Building for three weeks and then stopped and efforts to reach them were unsuccessful. The firm was advised it was in breach of contract and was to be terminated for this reason and it was just learned that the firm had filed for bankruptcy.

Mr. Silva questioned whether minority firms had bid and suggested that American Building Maintenance be retained on a month-to-month basis and put the contract out to bid again. Mr. Evans indicated that in the past solicitations of bids the janitorial contracts were given to firms in the project areas or to low-bidding minority firms but that these firms did not appear to be interested in a small job in a commercial area. Large firms with the capability of going from job to job during a night were the firms who were interested in the Yerba Buena Center work. He expressed concern that such commercial firms would lose interest in bidding and asked Mr. Wilbur Hamilton, Deputy Executive Director, to comment. Mr. Hamilton indicated that there was some validity to this concern because the low bidders from larger firms have indicated they may decide it is not worthwhile to continue bidding on jobs when other firms were awarded the work, although they were not low bidders. Mr. Hamilton stressed that smaller firms were not geared to deal with jobs such as the Yerba Buena Center site office because it required the ability to move to several jobs in a night. Mr. Silva noted that the larger firms understood that the Agency gave preference to project and minority firms. Mr. Hamilton indicated they were aware of this policy and noted that the major firms feel that if this is to be an exclusive practice then they may be reluctant to bid again.

MOTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the American Building Maintenance Company perform the work on a month-to-month basis and that the janitorial contract be put out to bid again on the Yerba Buena Center site office.

- (f) Resolution No. 123-75 authorizing the Executive Director to enter into an owner participation agreement with a certain property owner in Western Addition Approved Redevelopment Project Area A-2, Block 1125, Lot 2A.

This is an owner participation agreement with Mr. Joseph M. Moray for a two-story wood-frame building in Western Addition A-2 to be rehabilitated at an approximate cost of \$29,000 with the use of a 312 loan.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

NEW BUSINESS (continued)

- (g) Resolution No. 118-75 travel authorization.

This is a request for travel authorization for Mr. Arthur F. Evans to travel to Washington, D.C. on June 25 and to Williamsburg, Virginia on June 26 to 27, 1975 to meet with HUD officials and to attend meetings of the National Association of Housing and Redevelopment Officials (NAHRO) Development and Redevelopment Committee.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 124-75 authorizing amendment to land disposition agreement with All Hallows Associates for low-to-moderately priced private housing development in the Hunters Point Approved Redevelopment Project Area.

This represents an amendment to the disposition agreement with All Hallows Associates to allow the National Housing Partnerships, one of the partners, to admit additional persons as limited partners without prior consent or approval by the Agency. The amendment also provides that no distribution of interests shall be made to any partner until after issuance by the Agency of a certificate completion. The effect is to allow the National Housing Partnership as provided in the Federal statute which created this entity to market up to 90 percent of its limited partnership interest during construction but not to allow any distribution of proceeds until after completion.

ADOPTION: It was moved by Mr. Moslev, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 127-75 ratification of travel authorization.

Mr. Evans indicated that ratification of travel is requested for Mr. Steven F. Nord, Agency Attorney, who attended a seminar of the California redevelopment agency attorneys on State legislation for May 30, 1975 in Los Angeles.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 126-75 rescinding Resolution No. 55-75 and authorizing the Executive Director to enter into a contract with K & B Guard Services for security services in the Hunters Point and India Basin Projects and directing that after expiration of said contract public bids be sought for any contract for security services in the Hunters Point and India Basin projects.

A letter dated May 15, 1975 from Mr. Kenneth Wheeler of the K & B Guard Services, Inc. indicated that the firm was reluctant to proceed on the \$174,000 six-months' contract recently awarded by the Members. The community is concerned about the level of protection and urges that guard service not be decreased during the summer months. Mr. Evans recalled that he had recommended a one-year contract for \$289,168 with guard reduction from 21 to 12. It is now proposed that a contract be awarded to K & B for one year at \$330,291. The number of guards would still be phased down from 21 to 12 but over a longer period of time.

MATTERS NOT APPEARING ON AGENDA (continued)

The additional \$40,000 provides a high level of guard services for the summer months.

Chairman Kaplan inquired if Mr. Wheeler were present. Mr. Wheeler came forward and Chairman Kaplan asked why he had not raised his objections sooner. Mr. Wheeler indicated that at the last meeting there had been a confrontation of people and he believed it was not the proper time to have raised objections and noted that he had delayed in order to evaluate all aspects.

In reply to Mr. Solvin's question, Mr. Evans indicated that his recommendation was to provide a one-man patrol for each of the following: the site office, the rehabilitation area of Mendel and Innes Streets; the Phase II area, and area of the landscaping construction contract, plus a one-man 12-hour guard patrol in India Basin and a two-man mobile patrol. Mr. Solvin asked if guard service for India Basin would be phased down, and Mr. Evans answered affirmatively that it would be phased out about October. In reply to Mr. Solvin's question, Mr. Wheeler indicated this proposal was acceptable to him under the present circumstances although subject to change. Mr. Solvin asked if these arrangements were satisfactory to the community, and Mrs. Bertha Freeman of the Bayview-Hunters Point Joint Housing Committee indicated this was agreeable.

In response to Mr. Jensen's suggestion that the contract be put out to bid, Mr. Evans noted that the K & B Guard Service was a community-based firm and was performing in an acceptable manner; therefore, he saw no reason to rebid the contract if this were still the circumstance at the end of the year. Mr. Jensen stressed his belief that the contract be bid. Mr. Evans indicated that bidding such a contract was difficult only because bids would be received from companies with no concept of cost or community needs and interests. Mr. Silva noted that the staff had acted in accordance with the Members' unanimous direction in negotiating a contract with K & B Guard Services.

Chairman Kaplan recommended that the resolution not be changed and at the end of the contract period the services be advertised for bid. Mr. Jensen stressed that he was in favor of the bidding process and that all security guard firms should be notified when the contract was up for bidding.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Helen L. Sause

Helen L. Sause
Assistant Agency Secretary

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
17TH DAY OF JUNE 1975

DOCUMENTS
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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 17th day of June 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Francis J. Solvin, Vice Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Chet C. Smith and Edward Molkenbuhr, Jr., Chet C. Smith Trucking Company; and Bernice Watkins, Local 400.

Representing the press were Ralph Craib, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of June 10, 1975 and an Executive Meeting of June 10, 1975, as distributed by mail to the Members, be approved.

NEW BUSINESS

- (a) Resolution No. 125-75 approving and authorizing the Executive Director to execute an amendment to the personal services contract with Orrick, Herrington, Rowley and Sutcliffe for legal services in connection with the Yerba Buena Center Redevelopment Project Area.

This is a request to amend the present one-year \$50,000 legal services contract with Orrick, Herrington, Rowley, and Sutcliffe in connection with Yerba Buena Center by extending the contract for one year at a fee increase of \$50,000. Chief Administrative Officer Thomas J. Mellon has authorized the use of hotel tax monies for this purpose.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 129-75 authorizing the Executive Director to execute agreement amending lease for office space with the Bay Area Air Pollution Control District.

NEW BUSINESS (continued)

Mr. Evans indicated that the Agency has been asked to continue the sublease of space on the second floor to the Bay Area Pollution Control District at 939 Ellis Street at the rental rate of 45 cents per square foot. The lease would be continued on a month-to-month basis to December 31, 1975 when it is expected that the District's new office space will have been completed.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 120-75 establishing classifications of positions and compensation for Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other related matters.

This represents the annual action of establishing classifications and compensation schedules for the Agency effective July 1, 1975. The proposed schedules conform to requirements of the Department of Housing and Urban Development (HUD) for comparability with the City's salary standardization ordinance. Essentially, the resolution provides a 7 percent salary increase, deletes four existing classifications in which there are presently no incumbents, establishes six new classifications, retitles one class, and increases four salary reclassifications.

Chairman Kaplan inquired if this proposal had been reviewed by Local 400, and Mrs. Bernice Watkins, representative of Local 400, came forward and indicated approval of the salary proposals. She indicated that there was a matter of including other classifications in the bargaining unit and that discussions on these were scheduled with the staff.

Mr. Jensen inquired if there was a representative for staff outside the bargaining unit. Mr. Wilbur Hamilton, Deputy Executive Director, replied negatively noting that the salary resolution covered all classes. Mr. Hamilton affirmed that this was only for salary increases and any change in management positions would be treated under separate resolutions. Mr. Evans reaffirmed that this salary resolution established classifications but the individual management positions are presented to the Members for action separately.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 128-75 amending Section V.F 3 of the Personnel Policy with regard to compensatory time.

This is a companion item to the salary resolution and recommends amending the Personnel Policy to conform to the City practice of accrual of compensatory time, effective July 1, 1975, at time and one-half instead of the present practice of straight time. It also recommends a corresponding change in the maximum accrual to 90 hours instead of the present 60 hours. This affects employees above schedule 36.3 who receive compensating time off, instead of overtime pay. At present, the staff can use 60 hours of its accrued time in the calendar year, with the remainder carried over.

NEW BUSINESS (continued)

Mr. Jensen inquired whether a retiring employee would receive pay for all of his accrued compensation time, and Mr. Evans replied he would only receive the 60 hours and that the proposed resolution would raise the accrual to a maximum of 90 hours which could be taken in any one year. Mr. Jensen suggested that the employees take the time off as it is accumulated and not carry it over. He pointed out that if there was too much compensation time accruing which was not taken, this would in effect reduce the person's salary and he again stated that anyone with time off coming should be required to take it within a given year.

Chairman Kaplan indicated he was not in favor of accumulations of large numbers of hours and noted the effect of then having an employee leave. Mr. Solvin inquired how many employees were affected, and Mr. Evans replied that there were 64. Mr. Evans indicated his belief that management staff did have a certain obligation to work over and above an 8-hour day but that when large numbers of hours were accumulated they should be taken. Mr. Jensen reasserted his belief that time not be carried over, but taken in the year it was accumulated and added that if a great deal of overtime was necessary the Agency should consider additional employees.

Mr. Hamilton reaffirmed that when an employee leaves the Agency he loses all compensation time except for the 60 hours permitted for use in any one calendar year. Mr. Evans asked for clarification and noted his understanding of the Members' direction indicating that compensation time could be accrued up to a maximum of 90 hours at a rate of one and one-half hours for each hour worked and that this time up to 90 hours must be taken in that calendar year and not carried over. Mr. Evans expressed concern that this would entail some fiscal ramifications in handling this change. He inquired when this would become effective, and Chairman Kaplan indicated that it would be from July 1, 1975.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 130-75 rejecting claim of Mervyn J. Goodman in the amount of \$137,000 filed May 8, 1975.

This is a claim filed by Mr. Mervyn J. Goodman alleging compensatory damages of \$37,000 and punitive damages of \$100,000 for alleged harassment and annoyance of the claimant by the Agency. In the opinion of Agency General Counsel Henry F. Davis all statements contained in the claim are without merit and therefore it is recommended that the claim be rejected.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Mr. Edward Molkenbuhr, Jr., attorney for Chet C. Smith, requested and received permission to address the Members. Mr. Molkenbuhr indicated that he was appearing in connection with the Smith claims in the CEME suit arising out of Site Improvement Contract No. 2 in Hunters Point. He indicated that he had

MATTERS NOT APPEARING ON AGENDA (continued)

been working for two years in an attempt to resolve the issues affecting his client who initially offered to assign his claim against CEME for \$434,000. Since the claims were difficult to access, the Agency engaged the services of Jacobs and Associates to analyze and determine the validity of the alleged costs. Exclusive of delay costs, Mr. Smith's claim was valued by Jacobs and Associates at \$284,187.06. The damages to be claimed for delays are approximately \$150,000, for a total of \$434,000. Mr. Molkenbuhr also indicated that a retention amount of \$23,000 was also due Mr. Smith. He indicated that his client was at the point of litigation but that Mr. Smith believed the way to avoid additional costs would be to take separately Mr. Smith's claim from CEME and settle that portion of the litigation. CEME has admitted its liability to Mr. Smith and the settlement amount would be offset from the CEME suit. He stressed that Jacobs and Associates' determinations substantiated Mr. Smith's claim and suggested that the Agency pay \$360,000 to Mr. Smith and proceed against CEME, since their claims are not that clear. He cited efforts made by Mr. Smith to complete the job and the costs incurred by not receiving payment for this work which included paying high rates of interest on borrowed money. He stressed that if the matter goes into litigation the Agency may end up paying more and urged the Members' consideration of settling the claim.

Chairman Kaplan indicated that on the advise of counsel the meeting would adjourn to executive session for discussion of this matter of potential litigation and then reconvene for action.

ADJOURNMENT

It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4:10 p.m.

The regular meeting of the San Francisco Redevelopment Agency reconvened at 4:45 p.m. All Members of the Agency, certain staff, press representatives, and interested citizens were present.

MATTERS NOT APPEARING ON AGENDA (continued)


Mr. Silva indicated that the Agency General Counsel and the Executive Director had presented their recommendations and after discussion it was the consensus of the Members that Mr. Chet Smith's claim be resolved through the suit of the general contractor, CEME.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the claim of Mr. Chet Smith be resolved through the suit of the general contractor, CEME, and that Mr. Smith's offer of compromise be rejected.

ADJOURNMENT

It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5 p.m.

Respectfully submitted,



Helen L. Sause
Assistant Agency Secretary

4-75
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
24TH DAY OF JUNE 1975

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 24th day of June 1975, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman
Stanley E. Jensen
Joe Mosley
James A. Silva

DOCUMENTS

JUL 8 1975

and the following was absent:

Francis J. Solvin, Vice Chairman

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The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present was Esther Marks, League of Women Voters of San Francisco.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; Donna Woody, San Francisco Progress; and Andrew Hill, Channel 5 TV.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of June 17, 1975 and an Executive Meeting of June 17, 1975, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Low-to-Moderately Priced Private Housing Site 4, Hunters Point Approved Redevelopment Project Area, NDP A-5

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Low-to-Moderately Priced Private Housing Site 4, Hunters Point Approved Redevelopment Project Area, NDP A-5. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) Last Tuesday at the Department of Housing and Urban Development (HUD) the final documentation was signed for the Hunters Point Moderate-Priced Private Housing Site 5 Project and subsequently the Western Addition A-2 Site 5. These developments will be under construction immediately. It is anticipated that Hunters

REPORT OF THE EXECUTIVE DIRECTOR (continued)

Point Site 4 will close also within the next few days. Hunters Point Sites 4 and 5 complete the housing to be built in the first phase. In Western Addition the contractor has started construction of Moderate-Priced Private Housing Site 5 and three more housing projects are scheduled, one of which could start before August and the other two before the end of the year. This will complete the Western Addition A-2 subsidized housing which was programmed many years ago.

- (b) Mr. Evans indicated that he had attended a press conference last week on the Milton Marks Legislative Bill SB 99 which would allow redevelopment agencies to finance new residential construction. This is a very significant piece of legislation. Other states have housing and finance agencies but California is one of the few states where redevelopment may finance construction. This bill will allow the Agency to borrow a tax exempt note from the bank and loan the money to developers for new residential construction under either federally or conventionally insured mortgages. Mr. Evans noted that there were 1,300 units of housing yet to be developed in Western Addition A-2 and another 1,300 units in Hunters Point remaining to be built. This legislation will permit a financing interest rate 2 percent below the going rate which would allow a lower rental rate of approximately \$50 per unit. It is anticipated that this will be a tool to attract housing for those of moderate income to Western Addition A-2 initially and will provide the financing mechanism for the second phase of housing in Hunters Point. This program in combination with Federal financing will insure that this second phase in Hunters Point will be financially feasible. The Federal Government has already assured financing for 400 units; however, there are certain limits with regard to rentals and size, but in combination with the Marks' bill these restrictions may be met. The Agency's job now is to encourage banks to pool their resources to provide the financing, obtain an Internal Revenue Service ruling, work out the mechanics of the program, and offer land for development in Western Addition A-2. This land offering for new residential housing will be before the Members for approval in early August.
- (c) With reference to recent press articles on Western Addition A-2, Mr. Evans indicated that the project was on its way to becoming one of the better neighborhoods in San Francisco. He noted that the housing developments built in the last three years were financially feasible and were well integrated and that there have been many inquiries from former residents wishing to return to the area. He reported that there were four new Nihon Machi developments which will come before the Members shortly, representing the start of construction for 24 of the total 38 developments to be constructed in the area. Also, construction bids will soon be considered for the Nihon Machi Mall. Mr. Evans noted also that almost all of the Municipal Railway and utility wires have been or are programmed to be undergrounded and that the development proposal for the Fillmore Center's first two blocks will be before the Members next week. A school is also to be built at Webster and McAllister Streets and several more miniparks are now under construction. Mr. Evans indicated that the Buchanan Street Mall already completed is particularly attractive. He noted that effort had been put into clearing out the remaining blighted buildings and cleaning up lots. He noted also that there had been considerable development in adjacent areas. Mr. Evans stressed his opinion that the project was well on the way to becoming an extremely attractive neighborhood and urged that people see the project for themselves.

REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (d) In reply to Chairman Kaplan's question, Mr. Evans indicated that the Community College District had acted to award the construction contract and would reschedule its June 17, 1975 groundbreaking for its development in Yerba Buena Center.

NEW BUSINESS

- (a) Resolution No. 132-75 authorizing the Executive Director to enter into a disposition agreement and amendment thereto with Bayview Hunters Point Apartments, a California limited partnership, for development of Low-to-Moderately Priced Private Housing Site 4 and execute deed for conveyance of said site; making certain findings and determinations in connection therewith, Hunters Point Approved Redevelopment Project Area, NDP A-5.

This item was the subject of the public hearing just held and concerns disposition of Low-to-Moderately Priced Private Housing Site 4 in the Hunters Point Project to the limited partnership sponsorship which includes Bayview Hunters Point Apartments, Inc. and the National Housing Partnerships (NHP). The disposition price is \$73,000 based on \$500 per unit for the 146 units. The NHP would be allowed to admit additional partners. After the original sponsor, Double Rock Baptist Church, failed to develop a feasible project due to costs, rights were given to the Bayview-Hunters Point Credit Union which found it necessary to change from a nonprofit type sponsorship to a limited partnership due to increased construction costs. Construction will begin within the next two to three weeks.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 134-75 awarding Demolition and Site Clearance Contract No. 38 in Yerba Buena Center Approved Redevelopment Project to William J. Evans Demolition.

This concerns award of Demolition and Site Clearance Contract No. 38 in Yerba Buena Center to William J. Evans Demolition for \$34,200 for demolition of three vacant commercial buildings. The firm was the lowest of eight bidders.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

In reply to Mr. Jensen's question, Mr. David L. Collins, Area Director for Yerba Buena Center, indicated that 18 structures remained to be demolished, four of which were hotels and the remainder commercial buildings. Mr. Jensen asked why these had not been vacated, and Mr. Collins indicated that some had been late acquisitions, some had only a few tenants, and others included the Pacific Gas and Electric substation and the building occupied by the Rochester Clothing Store. Mr. Collins indicated relocation was proceeding as quickly as possible. Mr. Jensen inquired if there was anything new on the sports arena proposals, and Mr. Evans replied the proposals were due on June 30, 1975 and would be reviewed by the Mayor and thereafter brought to the Members for approval within two to three weeks. Mr. Jensen expressed concern that the arena be architecturally attractive and Mr. Evans assured him that the Members would have final approval of the design.

NEW BUSINESS (continued)

- (c) Resolution No. 133-75 authorizing the Executive Director to contract with ADT Security Systems for the Western Addition A-2 site office at 1519-1529 O'Farrell Street.

This is a contract with the American District Telegraph (ADT) Company for a security system at a monthly service charge of \$105, with provision for cancellation after one year and a penalty of 20 percent on the unexpired second-year balance. The existing contract is \$118 per month.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Consideration of additional classifications to be included in the agreement between the San Francisco Redevelopment Agency and the Local 400 bargaining unit.

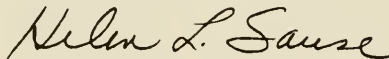
The Agency has worked with Local 400 representatives and recommended that ten additional **Agency** classifications be added to the Civil Service Association Local 400 bargaining unit.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that 10 additional Agency classifications of Legal Clerk, Loan Processor, Principal Clerk Stenographer, Supervising Records Clerk, Senior Key punch Operator, EDP Operator, Community Information Assistant, Security Officer, Senior Programmer Analyst, and Affirmative Action Assistant be added to the Civil Service Association Local 400 bargaining unit.

ADJOURNMENT

It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4 p.m.

Respectfully submitted,



Helen L. Sause
Assistant Agency Secretary

